

Cove of Nantucket Homeowners Association Minutes of Board Meeting

Date and Time: July 24, 2018, scheduled to begin at 5:30 p.m.

Location: Offices of Neighborhood Partners, 4519 Mills Park Circle, College Station, TX.

Purpose: Quarterly Board Meeting

Attendance: Directors Linda Lindan (phone), Jeannie McCandless, Bill Murray, Laurel Hargis, Claudia Massey; Neighborhood Partners representatives Sandie Miller and Lorena Spicher.

Reference list of other homeowners in attendance at end of minutes.

Call to Order: Vice President, Jeannie McCandless called the meeting to order at 5:30 p.m. and established that a quorum was present.

1. Meeting Minutes: Minutes of the board meeting conducted April 24, 2018 were previously reviewed and approved through email distribution. Minutes were accepted.

2. Treasurer's Report: Laurel Hargis reviewed the financial information. Laurel commented that financially everything was on track according to the 2018 budget.

3. Management Report: Sandie Miller

A. Collection letters were sent out to homeowners with outstanding dues. All were paid. There is an outstanding balance of \$7.50 in fines.

B. Current resident status:

Residents - 63

Weekend - 2, 2nd home of property owners

Rentals - 2, tenants registered

New Residents - 6

C. Pond circulation: Miller reported that she has contacted the manufacturer of the pond fountains and discovered that they should have come with additional fountain heads that would provide more water circulation. Lindan provided contact information of the installer (Justin Scott with The Ground Crew) and Miller will contact him to inquire about the location of additional heads. The committee also discussed the addition of fish to control algae, duckweed and mosquitos. It was decided not to pursue this option.

4. Committee Reports

A. Architectural Review Committee: Lindan reported that the committee reviewed and approved one project request, the addition of gutters at 1718 Parkland.

B. Landscaping Committee: Jeannie McCandless reported that the committee is currently monitoring the landscape in the common areas and addressing issues as needed. One director reported a dead tree in the subdivision sign area. Sandie Miller with Neighborhood Partners will address removal of the tree.

C. Park Committee: Bernita Clark has researched the city of College Station past budgets and discovered that in 2016-17 \$24,000.00 was budgeted to install path lights in the park. These lights were never installed and the funds have not been included in subsequent budgets. She has drafted a letter to send to the director of Parks and Recreation and the Deputy City Mayor to find out if the funds will be available in the future and to inquire if path lights are not to be added, would residents have input on how the funds will be spent. She will forward the letter to Sandie Miller who will send it to the city. Prior to the meeting, Ms. Clark sent an email to the directors resigning her position on the committee. The directors expressed their thanks for her service.

D. Social Committee: There is no one at this time designated to promote this committee. The committee will be tabled until further notice.

5. Finished Business

A. Snakes: Several snakes have been caught and relocated from the ponds by a local volunteer. The contact information for the person who has volunteered to help with this issue will be shared with all residents.

6. Unfinished Business

A. Street Lights: Miller has still not gotten a reply from the city about additional street lights. She will continue attempts to make contact.

B. American Flags: The local Boy Scout Troup does not provide flag service to our area. Miller shared the possible costs for purchasing our own flags. It was decided not to move forward with flags at this time.

C. Short Term Rental Policy - Consultation with the association's lawyer revealed it is possible to implement a short term rental policy. A motion was made by McCandless and seconded by Lindan that a policy be developed. All were in favor. Sandie Miller with Neighborhood Partners will be contacting attorney, Heath Poole to draft the new policy.

D. Insurance: The group discussed a new bid for HOA insurance from Anco Insurance. As the bid was higher, we will continue with the current company, The Cincinnati Insurance Company through the Beal and Winn Agency.

7. New Business:

A. Annual Dues 1706 and 1710 Twin Pond: The lots at 1706, 1708 and 1710 Twin Pond have been replatted into two single lots. Residents are currently paying 1 ½ shares annual dues for these lots. A motion was made by McCandless and seconded by Hargis that these owners only be charged for one single lot beginning with 2019. All were in favor.

B. Irrigation to Common Area: The committee discussed the bids for adding irrigation behind the houses at 1736 - 1744 Parkland. The bids were offered in three phases, for a total cost of approximately \$5000. One area that was included in the bid does not need to be irrigated. It was decided that Neighborhood Partners would request another bid excluding this area. The company will also be asked if the work can be done at a discounted rate during their off season. Revised bids will be reviewed at the October meeting.

C. Violation Letters: Miller shared the current violation form letters for the board's information. The committee also discussed the ARC approval letter. The letter currently reads that an owner who damages a common area while completing a project will be fined \$200 a day until the damage is repaired. A motion was made by Lindan and seconded by McCandless that the letter be revised to read, if damage does occur, the owner will be fined \$100 and will be given 14 days to repair the damage. If the damage is not repaired in 14 days, the HOA will perform the repair and bill the owner for the cost. All were in favor.

8. Adjourn - Meeting was adjourned by McCandless at 6:20 p.m.

Reference List of Homeowner Attendance:

Dick Dabney
Bernita Clark