

Cove of Nantucket Homeowners Association Minutes of Board Meeting

Date and Time: July 23, 2019, scheduled to begin at 5:30 p.m

Location: Offices of Neighborhood Partners, 4519 Mills Park Circle, Suite 200, College Station, TX.

Purpose: Quarterly Board meeting.

Attendance: Directors Linda Lindan, Jeannie McCandless, Laurel Hargis, Claudia Massey; Neighborhood Partners representative Sandie Miller. Reference list of homeowners in attendance list at end of minutes.

A. Call to Order - President, Linda Lindan called the meeting to order at 5:30 p.m. and established that a quorum of 3 were present (the fourth director came in after the meeting was called to order). Dick Dabney was present to take notes and prepare an audio tape of the minutes to pass on to Bill Murray, Secretary.

B. Meeting Minutes - Minutes of the board meeting conducted April 23, 2019 were previously reviewed and approved through email distribution on May 19, 2019. Minutes were accepted.

C. Treasurer's Report - Laurel Hargis reviewed the financial information including the following points:

- Improvements to common areas - \$500 for pea gravel and sandy loam to correct sidewalk erosion.
- Irrigation monthly maintenance has not been spent. We may need more work than was budgeted. We have worked on several items.
- Brian's work may need to be approved. Apparently some jobs have not been completed correctly.
- Monthly maintenance is on track.
- Weed spraying - will need to be done later.
- We have an extra \$2000 in reserve, if needed for projects.
- No expenditures for legal fees.
- Membership meeting costs are on track.
- The website is a bit over budget.

The report was accepted. (motion Lindan, second McCandless).

D. Management Report - Sandie Miller

1. Dues - One property owner not cooperating with payment (legal costs) There are currently no liens.

2. Miller reported our current resident status:

Residents - 63

Weekend - 2, 2nd home of property owners Rentals -

2, tenants registered

New Residents: 1703 Twin Pond, James and Patricia Lewis

3. Status on concerns:

- a. 1705 Twin Pond - problem with growth along fence has been addressed.
- b. There have been general complaints about the condition of the ponds.

E. Committee Reports

1. Architectural Review Committee - no activity
2. Landscaping Committee - Jeannie McCandless reported that 5-10 yuccas have been added to the bare areas near the ponds and more work is planned for this area next year. There is a need for improving irrigation. Violation notices were sent for concerns with a property on Parkland Drive, but there still are some issues in the backyard area. The common area behind 1708 Parkland needs weeds cleaned from rocks.
3. Park & Recreation Committee - The city has added benches to the park area.
4. Social Committee - There is no one at this time designated to promote this committee.

F. Finished Business

1. Question about the irrigation controller that was replaced. Was it the wrong one, was it not done?

G. Unfinished Business

1. There has been a problem with the re-quote from Sunrise Landscape for the installation of additional irrigation to the common areas. Miller has had difficulty getting clarification from the company. Will need to have another company re-bid, possibly after the summer.

H. New Business

1. Miller reported on the possibility of offering online payment of membership dues to residents. She has researched several possibilities and suggests contracting with a company named Pay Lease. There was a question about how the fee is managed. Sandie requested board approval before moving forward. There was a motion from McCandless, seconded by Massie. All were in favor of moving forward.
2. Fencing Report - The board reviewed the fencing report prepared by secretary, Bill Murray. A motion was made by McCandless and seconded by Lindan to table the issue until the next meeting. All agreed.

I. Adjourn - The meeting was adjourned at 6: 27 p.m. (motion McCandless, 2nd Lindan)

Reference List of Homeowner Attendance: Dabney -
1728 Twin Pond