

Cove of Nantucket Homeowners Association

Minutes of Board Meeting

Date and Time: October 22, 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, 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).

B. Meeting Minutes - The minutes of the board meeting conducted July 23, 2019 were previously reviewed and approved through email distribution on August 27, 2019. They were posted on the HOA website at that time. Minutes were accepted.

C. Treasurer's Report - In the absence of Treasurer, Laurel Hargis, Sandie Miller reviewed the financial information and reported that approximately 70% of the budget has been expended, which is in line with the time remaining in the fiscal year. Hargis met with Neighborhood Partners representative, Sandie Miller to prepare a proposed budget which will be discussed later in the agenda. The report was accepted. (motion Lindan, second McCandless).

D. Management Report - Sandie Miller

1. Miller reviewed the calendar of meetings for 2020 with the board. There were no concerns.

2. Miller reported that the pay on-line option had been completed and demonstrated the process for board members.

3. Miller reported that the current A/R & Collections balance is \$116.20

4. Miller reported our current resident status:

Residents - 64

Weekend - 2, 2nd home of property owners

Rentals - 1, tenants registered

New Residents:

1738 Twin Pond - Fernald 10/15/19

1744 Twin Pond - Sullivan 10/09/19

1705 Twin Pond - Merkle 09/20/19

1716 Parkland - Campbell 08/19/19

5. Status on concerns: One resident has not responded to notices and has been fined. Other concerns have shown progress.

E. Committee Reports

1. Architectural Review Committee - One project approved - Gutters at 1734 Parkland

2. Landscaping Committee - Jeannie McCandless reported that no additional work was completed in the third quarter. The committee plans to border and mulch the two beds added this spring in 2020.

3. Park & Recreation Committee - The city has added a sign for the park and plans to plant trees in October or November.

4. Social Committee - There is no one at this time designated to promote this committee.

F. Finished Business

1. The trees in the common area on Twin Pond have been trimmed.

G. Unfinished Business

1. New irrigation - The board has discussed this project for over a year and due to a number of circumstances the work has still not been completed. Sandie Miller will obtain quotes from two companies as soon as possible and will report back to the board by email. The board will then make the decision, by email, to approve a bid with the hopes the work will be completed before the end of 2019.

2. Fencing Report - tabled

H. New Business

1. Budget - The board discussed the 2020 budget and made the following decisions:

A. Set aside \$7500 for Landscape Special Projects. This will be used to replace the fountain in the largest pond in the hope of improving both aesthetics and water circulation.

B. Restore the funds for replacement of bark mulch in common area flower beds.

C. Delete the account for landscape assessment (replacement of shrubs).

D. Delete the account for irrigation monthly maintenance (will be moved to another area).

E. Set aside \$3000 for Landscape Special Projects for bordering and mulching the 2 new beds added in the spring of 2019.

The board realizes that although the budget is balanced, the amount carried forward into reserves during the 2020 fiscal year may be minimal due to the special projects.

A motion to approve the 2020 budget was made by Murray and seconded by McCandless. The motion carried with 3 yay votes and one abstention.

I. Concerns - The board discussed the following concerns:

1. Speeding on Parkland Drive. This seems to be from Nantucket residents. Several possible solutions were discussed.

2. The condition of the Nantucket fence past our neighborhood is a concern. No one seems to know who now owns this property. Sandie Miller will investigate.

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

Reference List of Homeowner Attendance: Dabney - 1728 Twin Pond