

**Cove of Nantucket Homeowners Association
Minutes of Board Meeting**

Date and Time: January 21, 2020, 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, Jeannie McCandless, Bill Murray, Laurel Hargis; Neighborhood Partners representative Sandie Miller, Reference list of other homeowners in attendance at end of minutes.

Call to Order: President, Linda Lindan 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 October 22, 2019 were previously reviewed and approved through email distribution.
2. Treasurer's Report: The treasurer's report was distributed to the board by email prior to the meeting. There were no questions. Treasurer, Laurel Hargis reviewed areas that were over/under budget in 2019. There is a balance of \$6488 remaining for the year that will be moved to the reserve fund. A motion was made by McCandless and seconded by Murray to approve the report. The motion passed.

**Guest Contractor. Daniel Hoffman from Trophy Fisheries spoke to the group. Details are provided under "New Business."*

3. Management Report: Sandie Miller

A. 2020 bills were mailed in December 2019. Over one half of the dues billed have been paid. Four residents have used the new online system to pay their dues. The current balance owed is \$12, 772.66

B. Current resident status:

Properties - 67

Residents - 63

Weekend - 2, 2nd home of property owners

Rentals - 2, tenants registered

New Residents - 1726 Twin Pond, Gillies 11/05/2019

Liens - none

c. Status on concerns - one property has been sent a fine letter.

4. Committee Reports

A. Architectural Review Committee: No requests were received during the final quarter of the year.

B. Landscaping Committee: Jeannie McCandless reported that the new irrigation has been completed and she has planted rye seed in the area. The contractor will be contacted to fill in areas that have settled.

C. Park Committee: no activity

5. Finished Business

A. All new irrigation has been completed in the common area between Parkland and Twin Pond.

6. Unfinished Business

A. Fence Report - It was decided that those residents who have fences out of compliance will be mailed letters informing them of the fence policy. While residents will not be forced to remove their current fencing, the letter will remind them that when their fences need to be replaced, they should submit a proposal to the ARC and that all new fences must follow the policy. The fencing policy will also be distributed to all new residents.

7. New Business:

A. Guest Contractor, Daniel Hoffman with Trophy Fisheries - Earlier in the meeting Hoffman presented a proposal to replace the fountain in the largest pond, and use the existing fountain to repair the lights in the other ponds. The new fountain will provide a larger display and increased circulation. The cost for the new fountain will be \$3538. Hoffman also presented a proposal to provide bi-monthly maintenance for all three ponds. The approximate cost is estimated at \$2700 and will include chemicals to control algae. A motion was made by McCandless and seconded by Murray to approve the contract. The motion passed.

B. Landscape Contracts - The directors reviewed bids for mowing/landscape services for the common areas. A motion to accept the contract submitted by Dewayne Skinner was made by McCandless and seconded Murray. The motion passed. Mr. Skinner will be able to provide both mowing/landscape services and maintenance to the irrigation system beginning in March 2020.

B. Annual Membership Meeting: The annual meeting will be held Thursday, January 23, 2019. The agenda was reviewed and agreed upon.

8. Adjourn - A motion was made by Lindan and seconded by McCandless to adjourn the meeting at 7:30 p.m.

Reference List of Homeowner Attendance:

Dick Dabney, 1728 Twin Pond