

**Cove of Nantucket Homeowners Association**  
**Minutes of First Quarter 2020 Board of Director Meeting**

**Date and Time:** April 28, 2019 scheduled to begin at 5:30pm

**Location:** Zoom meeting

**Purpose:** First Quarter HOA Board of Director Meeting

**Attendance:**

Directors Bill Murray, Jeannie McCandless, Linda Lindan, Laurel Hargis; Neighborhood Partners representative Sandie Miller, Reference list of other homeowners in attendance at the end of minutes.

**Call to Order:**

President, Bill Murray established there was a quorum and called the meeting to order at 5:30pm.

**1. Meeting Minutes:**

Secretary Linda Lindan stated that the minutes of the January 23, 2020 Annual membership meeting and following Board of Directors meeting were previously approved via email on February 6<sup>th</sup> and are posted on the Cove of Nantucket Homeowners Webpage. Laurel Hargis motioned to approve and Linda Lindan 2<sup>nd</sup>.

**2. Treasurer's Report:**

Treasurer Laurel Hargis reviewed the 1<sup>st</sup> quarter 2020 Budget / Actual Profit & Loss Comparison report. She stated that we had a small increase on our liability insurance for had to go with a new carrier. Linda Lindan made a motion to accept and Jeannie McCandless 2<sup>nd</sup>.

**3. Management Report:**

Property Manager Sandie Miller gave the management report. She discussed that 7 residents used the Paylease option to make payment on HOA dues. Presently there are no liens. We do have some outstanding dues owed and appropriate outlined steps are being taken. We have one new resident on Twin Pond. She is addressing the dead tree in the back yard of a resident on Twin Pond.

**4. Committee Reports:**

- A. Architectural Review Committee: Linda Lindan stated there were no requests received this past quarter.
- B. Landscaping Committee: Jeannie McCandless requested of Sandie to find her some contacts to establish bed curbing around the two cacti beds that were added along Parkland near two ponds. Sandie will check with our landscaping contractor Dwayne if he could do this at a later date when his mowing slows down.
- C. Park Committee: Sandie Miller will email Kelly with the College Station Parks Department to inform her of that 3 of the newly planted trees in the Cove of Nantucket Park have died and to inquire about the fore mentioned additional work to be done around the boulders.
- D. Social Committee: Bill Murray stated that he still plans to organize a gathering on October 1, Tuesday during the National Night Out. Sandie will have staff add a "Save the Date" to our website.

**5. Finished Business:**

Fence Report: Resident wooden fences: Sandie Miller's firm sent letters via Certified mail to residents whose wooden fences were not in line with our fence policy. No one is required to replace their fences at this time. Corrections should be made at time of sell of property or when the fence is dilapidated and needs to be replaced. There had been one error made and a resident reviewed a letter that should have went to the next house. Correction and an apology was made.

Fountain & Pond Report: Sandie Miller discussed that new fountain has been added to the large pond and replacement lights have been made on the other two ponds to match. Spray pattern has been adjusted to maximize ripples for circulation. Parts are being used from the fountain that was moved.

Mulch Installed: Sandie Miller discussed that mulch has been applied to the bedding areas and trees.

2019 Taxes including Franchise Tax: Taxes have been completed at no charge by resident Penny Talbert, CPA of West and Talbert CPA's.

**6. Unfinished Business:**

Landscape Contractor: No concerns were expressed of our new contractor. Sandie Miller reminded them to make sure they do not blow grass clippings into the ponds.

White Vinyl Fence: Bill Murray still plans to spray the green that is growing fence. He has to perform this work until a later date.

**7. New Business:**

Pond Maintenance: Daniel with Trophy Fisheries has made the recommendation to add fish to the large pond to assist with the scum concern. Also adding pond bacteria monthly to reduce algae and pond scum to eat the excess nutrients from the frogs and turtles. Jeannie McCandless made the motion to accept and Laurel Hargis 2<sup>nd</sup>. Sandie Miller will check on how this effort is doing after a trial period of six months.

Other: Sandie Miller will get with landscape contractor to tree lower branches that are growing on the trees on the banks of the ponds. Directors will look at the right of way area that we maintain on Wayfarer to see if we need to clear any underbrush. This area runs along the fence at 1752 Twin Pond.

**8. Adjourn:** Meeting was adjourned at 6:17pm. Motion made by Jeannie McCandless and 2<sup>nd</sup> by Linda Lindan.

Reference List of Homeowner Attendance:

Dick Dabney,

Gay Dunn,