

Cove of Nantucket Homeowners Association
Minutes of 2021 Annual Membership Meeting

January 26, 2021 scheduled to begin at 6:00pm

Location: Zoom meeting

Purpose: 2021 HOA Annual Membership Meeting

Attendance:

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

Call to Order:

President, Bill Murray established there was a quorum and called the meeting to order at 6:02pm.

Secretary Linda Lindan stated that the minutes of the October 27, 2020 third quarter meeting were previously approved via email on October 28, 2020 and are posted on the Cove of Nantucket Homeowners webpage along with all other meeting minutes.

1. Treasurer's Report:

Treasurer Laurel Hargis reviewed the 4th quarter 2020 Budget / Actual Profit & Loss Comparison report. Income is where we planned it to be. Fountain and Lake Expenses are good for we didn't have a lot of repairs. We purchased a new fountain for the larger pond and used parts for the old one to repair the other two. We came in under budget. We are getting bids on our insurance policies due to a rise in cost. Under Landscaping we are \$1500 favorable for not as many repairs. We are very happy with our new contractors. We did go over on projects due to removal of a dead tree and having to clean out and haul off slit from the drainage systems at the ponds. We did no weed spraying this past year. We had no lawyer fees. There was an increase on our water utility as fees were higher and we added a new zone and adjustments had to be made. Electric increased too due to higher fees. We had no membership gatherings due to pandemic but we hope to have one this year. We did add sandstone border the area by the larger pond that has the small pebbles. Pebbles were always on our common area section of the sidewalk. This is our responsibility to maintain as we own it, so for safety measures we added the border. We do have a \$1342 profit this year and will leave it in the operating account. In reviewing the 2021 Budget the income will be the same. We plan to save \$5000 to go to money market account. There are no big purchases scheduled but irrigation repairs happen each year. There are plans to border the two yucca beds. Jeannie McCandless made a motion to accept and Linda Lindan 2nd.

2. Management Report:

Property Manager Sandie Miller gave the management report. We have collected \$12,100 of 2021 dues and payments are coming in and all are due by the end of the month. We have moved our office to Castlegate in the tower at the entrance. We do have a drop-off box for payments. There are no liens. There are 63 residents, 2 weekend homes and 2 rentals. The main concern in the community at this time is debris washing into the storm water system and ending up in the ponds.

3. Committee Reports:

- A. Architectural Review Committee- Bill Murray stated we had 4 requests this year. Those were a patio, bricking a mailbox, painting exterior of house, and replacing a tree in front lawn. He stated that if your backyard can be seen by the public or a neighbor to please run changes by the ARC. This past year the committee was Bill Murray, Jeannie McCandless, and Linda Lindan. Please let us know if you would like to serve.
- B. Community Events- Bill Murray stated that we don't have a committee but he volunteered to organize an event for National Night Out in October 2020 but due the pandemic it was advised not to gather. He would like to stay on this and hopefully do an event this year. In the 3 years he has been on the board we have not had a community event.

- C. Landscaping Committee- Jeannie McCandless-The sandstone border at the bed with small stones has been mentioned in the other reports. Jeannie would like to start fresh with the Landscaping Committee this year and is asking for volunteers.
- D. Park Committee- Bill Murray made contact again with the City of College Station Parks Department on replacing the newly planted trees that died. He was told that they were planning to get these replaced. He will continue to email them. Jeannie McCandless stated that she made contact with the new President of the Park Board who is related to her. The President shared that city parks have been rezoned under the new board. The President has taken over the region that the city Cove of Nantucket Park is in. Jeannie did discuss with her how the cuttings are thrown into the underbrush and not hauled off. This is a fire concern.

4. Community Updates:

- A. Completed Projects-Bill Murray stated that the fountain in the larger pond wasn't working and we purchased a bigger one to get more air circulation in the pond to reduce problems and we used parts from the old fountain to repair the other two fountains. The ponds had to be cleaned out and a sandstone border was added to the bed with the small pebbles for liability reasons.

5. Topics to Discuss:

- A. Buffer Wall between community and the feeder road-Bill Murray responded to this request that he would love a wall between the community and the feeder and he and Sandie researched the cost. This type of wall is in Castlegate. The cost of this would be in the hundreds of thousands of dollars depending on the length. We don't believe the residents would want to pay for their part of this. The land it would be placed on is city park land and city involvement would be necessary.
- B. Park Maintenance-Bill Murray responded to this request that Jeannie McCandless did discuss this with the President of the Park Board. We don't want to clear out too much just the dead limbs for the live plants provide a barrier between us and the Highway 6.
- C. Speed on our streets-Bill Murray responded to this request that a lot of us have a concern about the speeders and speed limit on our street. It's a city street and they set the speed limit. Maybe if more people contact the city they will lower the speed.
- D. What does your HOA do-Bill Murray stated that he wanted to discuss what the HOA does. It concentrates on keeping the common areas maintained. You can visit our web page and look at the map to see where these are. Mainly it's the land around the three ponds and the land where Twin Pond and Parkland meet. There is also a small area of land near Wayfarer and the little island in the circle on Twin Pond Circle. There is irrigation to maintain and then the drainage of the ponds and fountains. The park is not HOA property. Due to a decision made by the city and developer during development of our community we have to maintain and keep the white vinyl fence. This decision is recorded on final plat with the city. We also ensure the homes in the area are well kept and everything is as stated in the documents when you bought your home. Sandie with NP very graciously handles the homeowner violations.
- E. Questions-Ray Crites questioned who maintains the undeveloped lots? There is one next to 1730 Twin Pond and one between his home and 1710 Twin Pond. Dick Dabney volunteered to answer the question. He lives at 1728 Twin Pond and owns the lot on 1730 Twin Pond and it is his intent to keep it in its natural state. He is required to maintain it. You own half the area that is between 1706 Twin Pond and 1710 Twin Pond. When the area was being developed the owners at the time at 1706 & 1710 Twin Pond bought the lot 1708 Twin Pond. A replat was done and lot 1708 was added to plats of 1706 and 1710, half to each. Dick stated half is yours to maintain and if you want to do something you have the right but consider your neighbor. Ray Crites asked who maintains the back easements. Dick replied we all have an easement that we have to maintain.

Jeannie McCandless wanted to share with the community that the Park Board President suggested we all use the See ClickFix app to report all city issues. They respond to these very quickly.

Bill Murray stated that he has spent 3 years on the board and his experience with the other board members has been wonderful. He decided not to run to allow others to and he needed a little break. He might be back. He said Sandie has done a super job and thanked everyone for their help and work.

6. Announcements:

- A. Results of Election-Bill Murray stated that we had five open positions and five candidates run and voted in so all five are on the board of directors.
- B. Introduce New Board Members- New Board members are Paula Bauer, Ray Crites, Laurel Hargis, Linda Lindan, and Jeannie McCandless.

7. Adjourn: Meeting was adjourned at 6:42pm. Motion made by Bill Murray and 2nd by Linda Lindan.

Reference List of Homeowner Attendance:

Bill Murray	Karen W.
Linda Lindan	Penny Talbert
Jeannie McCandless	Anna Shumate
Laurel Hargis	Jim Sisson
Ray Crites	Gary Barbee
Paula Bauer	Dick Danby
Gay Dunn	