

MINUTES
COVE OF NANTUCKET HOMEOWNERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING
Fire Station #5 1601 William D Fitch Parkway
6:00 pm, Thursday, January 26, 2023

1. CALL MEETING TO ORDER - 6:00 pm

Establish Quorum (*7 needed for a Quorum*) – *Quorum met*
12 absentee Ballots & Proxy

2. REPORTS

a. Secretary - Paula

Minutes of January 27, 2022, Annual Meeting

See the website @ [The Cove of Nantucket HOA](#) for minutes posted

b. Treasurer – Laurel

2022 Comparison Report

Maintenance Account balance

2023 Budget is posted on the association's website

With the transfer of \$5,000 to the maintenance account as per the 2022 budget, there were no funds in 2022 for any community improvement project. The funds were stretched for the 2023 budget due to the increases in utilities and services with no money for the maintenance account. As the HOA Board begins to plan the 2024 Budget in September 2023, we may have to increase homeowner dues. As per state legislation, the increase will maximize at 10% or \$55. This may not happen. However, the directors want to make everyone aware. We are working our best to keep the annual dues the same.

c. Management - Sandie

64% of 2023 Annual dues has been received

No Liens

Concerns: -Keep the concrete culverts in your back yard clear of debris including leaves tree branches and plastic, these culverts drain to our ponds. Do not allow any chemicals to run into the drainage flume to the ponds

-Parking with wheels on the grass, irrigation get broken cost the association to repair

3. COMMITTEE ANNOUNCEMENTS

Architectural Review Committee

Ray, Bill & Dick

April 2022 – Move fence to attach to neighbor & add a gazebo

June 2022 – Patio cover on existing slab

July 2022 – Fence Replacement

Community Events

Ice Cream Social - Linda

Thank you to HEB for their donations of the Bluebell Ice Cream

Thank you to Laurel & Ray for your efforts that put the event together

No one volunteered to be on the Social Committee at the HOA Annual Meeting.

Landscape Committee – Jeannie is stepping down, and we need a volunteer to head the Landscape Committee. One suggestion mentioned was to write a description of the responsibilities of the Landscape Committee & send it out to the neighborhood. Hopefully, someone will respond.

Park & Recreation - Ray

Concerns on maintenance need to be sent to:

Steve Wright 979-764-3415 swright@cstx.gov

Ray suggested that neighbors take pictures of debris not picked up in the park, which could lead to fire hazards. Then send the pictures to Steve Wright. If we all come together, we may get the city to clean up the park and make it a safer environment.

4. COMMUNITY UPDATES

Completed Projects

Added Common area weed treatment with new contractor

5. TOPIC TO DISCUSS

None submitted

All candidates for the board shared their names with the group. Then participants attending the meeting shared their names.

6. ANNOUNCEMENTS

a. Results of Election

b. Introduce New Board Members

7. ADJOURNMENT – Jeannie moved for the annual meeting to adjourn & Laurel 2nd motion.

New board will stay 15 minutes after the Annual Meeting.

HOA Board Members in 2023 will be:

- Donna Tupper – President
- Paula Bauer – Vice President
- Linda Lindan – Secretary
- Laurel Hargis – Treasurer
- Ray Crites - Alternate