

**Cove Creek Estates Association**  
**Meeting Minutes – 10/5/21**

- Attendance:
  - Present Lots: 1 (by proxy) 2, 3, 5, 6 (by proxy), 7 (by proxy), 9, 10, 11, 12, 13, 14, 15 (by proxy), 18, 19 (by proxy), 20, 21 (by proxy), 22 (by proxy), 23
  - Absent Lots: 4, 8, 16, 17, 24
  
- Reminders
  - Quorum to vote is 1 over 50% of eligible-to-vote neighbors.  
As of today, all homeowners are eligible to vote.
  - The Cove Creek Website has the following information in the Resource Center tab  
[www.sites.google.com/site/covecreekestates](http://www.sites.google.com/site/covecreekestates)
    - Check Register
    - Meeting Agendas & Minutes
    - Master Deed, Master Deed Addendum, Master Deed Survey, Bylaws and Bylaw amendments, etc.
  - Please remember to submit plans to the Board for approval of home construction or improvements such as patio, fence, shed, pool, etc.
  - **Lisha as volunteered to update the website; Lia to get passwords and directions from Pete**
  
- Welcome to our new neighbors
  - Jeff & Debby Simonton, Lot 7
  - Rick & Sherri LaFountain, Lot 11
  - Lot 8 – Tony (not present)
  - Lot 2/23 - Rafael
  
- Sharing of contact information
  - Everybody was ok with sharing names via email
  - Please give an emergency contact to one of your neighbors
  
- Sprinkler winterization, Tues 10/19: Association sprinklers, Larry, Ed M, Valdez, Jonathan, Kosta – anybody else?
  - Ed B to ask new neighbor Tony
  
- Yard Signs
  - Per our bylaws, no yard signs are allowed, not even a For Sale sign.
  - By show of hands, we agreed yard signs are ok
  - No oversized or slanderous signs, please
  - If you have an issue with a sign, please let the Board know
  
- Solar Panels & Metal Roofing
  - By show of hands, no metal roofing
  - By show of hands, solar panels on back of home only

- By show of hands, no solar panels on front of home
- Please submit plans for solar panels or shingle-style metal roof to the Board
- Resealing the road next summer
  - Summer 2022. We will need some repairs.
- Lots 2 & 23 Updates
  - Rafael has the “green light” to resume construction
- Landscaping & Clean Up
  - By show of hands, we will have a \$100 per unit fee added to our dues.
  - We will use \$1200 for spring cleanup. The money will be divided by those who show up and work.
  - We will use \$1200 for fall cleanup. The money will be divided by those who show up and work.
  - Exceptions can be made for those who volunteer to do other maintenance, flower beds for example. Please contact the Board for more information.
- Pond Treatment
  - We have hired it out, and the ponds look better.
  - By show of hands, we agreed to eliminate Al & Larry’s dues (minus the landscaping \$100 fee) if they do the work. They agreed. This will not save us money in 2022, but will in the coming years.
- Election of Officers
  - President - Al
  - Vice President - Larry
  - Treasurer - Lia
- Financials
  - Account balances as of 10/4/21:
    - Checking: \$ 2,860.02
    - Savings: \$26,002.22
    - Reserves: \$16,885.54
    - Road: \$ 2,377.92
- 2022 Budget & Dues
  - 2022 dues will go up by \$50 per household. \$750 if paid in full by January 10, 2022. \$850 if you pay monthly (\$70.83 per month).
  - Another \$100 fee will be for Spring & Fall cleanups. You can “earn” this money back if you participate.
  - By show of hands, the budget and dues was approved.