

Cove Creek Estates Association
Meeting Agenda - March 19, 2015

Pete Nauseda, President; Diane Nauseda, VP; Lia Maloney, Treasurer

Present Lots: 3, 5, 6 (by proxy), 8, 9, 11, 12, 13, 14, 15 (by proxy), 16 (by proxy), 17, 18, 19 (by proxy), 20, 21, and 22 – over 75% for voting attained

Absent Lots: 1, 4 (not eligible to vote), 7, 24

Unoccupied Lots: 2, 10, 23

- Welcome to our newest neighbors (and newlyweds)
 - Shawn & Rachel Lewis – Lot 19
 - Craig & Christina Brown – Lot 21
- Reminders:
 - Our Cove Creek Website has the following information (www.sites.google.com/site/covecreekestates)
 - Check Register
 - Meeting Agendas & Minutes
 - Master Deed, Master Deed Addendum & Master Deed Survey
 - Taylor Recycling Calendar
 - Please remember to submit plans to the Board for approval of home construction or improvements, such as:
 - Patio, Fence, Shed, Pool
 - If unsure, please contact a Board Member
 - The Social Committee will send card/food/flowers to neighbors for births/deaths/etc.
 - Please notify Diane@ 313-585-3999 or dnauseda@gmail.com
- Recap of the Flood Plain Mapping of 2013
 - Lots 14, 15 and 16 had hired a survey company to come out and re-survey their properties
 - The flood zones were remapped and we are NO LONGER in the flood zone
 - No neighbors had any water issues with the rain storm of August, 2014 (which flooded over 50% of the city of Dearborn)
- A special meeting between the Condo and Homeowners was held on 10/27/14 to discuss a new Michigan law that requires the Association to do one of the following, starting in 2014.
 - Hold a meeting of your association members (not just board members) and gain a majority vote, every year, which opts the association out of the CPA requirement in (1).
 - Have an outside CPA perform a formal independent audit or formal independent review of their year-end financial statements or
 - We decided on a formal CPA independent Review for self-managed associations is being done by Tom McMillen. He is a CPA with Michigan Community auditors, PLLC. The cost was \$750 to be divided between the homes and the condos.
- New landscaping company info
 - Outdoor Experts vs. Ground Control
- Pond
 - We will be hiring a young man to maintain the distribution of pond chemicals

- The fountain needs repairs. We are currently waiting on a quote.
- Landscaping & Regular irrigation for entrance of the subdivision and island
 - Larry Floyd generously agreed to pull together some neighbors to work on common-ground landscaping. The Board agreed to pay for supplies, within reason.
 - Roger Busby generously agreed to look into the price for stones (instead of mulch) for the island. The Board will decide how to proceed once the costs are gathered.
 - The fence seems to have been bent along the bottom. Should we contact Outdoor Experts??
 - It's been too long to go back and say their crew damaged the fence. If we end up contracting with OE we will mention it to them and see what their reply is. I think all we can do now is either leave it alone or cut off the bent bottom pieces.
 - As an Association, we are responsible to keep our sidewalks clear of snow down Beech Daly Rd.
- Lot 10 – Invoice sent to EE in March 2015 in the amount of \$25K+
 - Thank you to Ed and other neighbors for keeping up the snow removal and grass cutting
 - How much can we collect?
 - We are hoping over \$25,000 !!
 - Mold
 - The broker is supposed to provide the agent information regarding mold remediation
 - They are not liable to give us this information.
- Budget (as of 3/1/15)
 - Because of the CPA audit, all of previous year's expenses have been "revisited." Some categories may have changed; therefore, the "total yearly expenses" may be a bit off from printouts in the past.
 - Checking: \$13,783.96
 - Savings: \$12,757.90 (in 2010 we had \$505)
 - Reserves: \$10,246.11 (we had \$0 until 2012)
 - 2015 budget review
 - Budget voted on and approved on with a show of hands
 - What is the difference between Savings and Reserves?
 - Savings are mandated; we only plan to use these funds in cases of emergency
 - Reserves are non-mandated savings to use at our discretion, ex: landscaping.
 - Should we move some Reserves to our Savings?
 - No, by a show of hands
- New Board Members – by vote of hands
 - President – Pete Nauseda
 - Vice President - Diane Nauseda
 - Treasurer – Lia Maloney
- Questions/Comments
 - Libby mentioned some trees her backyard neighbors are cutting down. She was referred to check out the website for the plot maps.