

Cove Creek Estates Association
Meeting Minutes - March 12, 2024

Present Lots/Proxies: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 24
Absent Lots: 1, 2, 3, 4, 16, 17, 23

Welcome to our new neighbors:

- ❖ Lot 2 – Manish & Kavita, not present
- ❖ Lot 8 – Yosef & Nawras, not present

Reminders

- ❖ Emails went out with “Black Binder” information which includes:
 - By Laws, Master Deed, Master Deed Addendum & Master Deed Survey
- ❖ Trash cans and recycle bins need to be placed out of sight from the front of your home and removed from the curb as soon as possible after trash pickup.
- ❖ Please remember to submit plans to the Board for approval of home construction or improvements such as patio, fence, shed, pool, etc.
 - Cleaning up after pets
- ❖ Lot 7 will be for sale in the upcoming weeks, please share with your friends.

Notes from our President and Vice President

- ❖ Lot 23 Update
 - Ruts will be taken care of at owner’s expense.
 - How do we care for new sod if planted on easement?
 - The Board will speak with homeowner regarding sod and care of sod until it takes root.
- ❖ Goddard Road Properties Update, per email received from Ordinance Officer Donovan on 3/4/24:
 - The property with all the construction equipment. We have been there since 9 am this morning removing the construction/ commercial equipment. We removed 3 big commercial trucks, several plows, 2 pavement rollers, a skid steer, several trailers, attachments for machines, 2 seal coat trailers to name a few things. Both properties have a shipping container each. We have a court order on one, but not the closest property to you, when we have both, we will remove both. Just like today, we had the proper equipment to remove the items, we will need heavy equipment to remove the shipping containers. -Donovan
- ❖ Snow Removal
 - Much more expensive than we had anticipated.
 - The company did not do a good job.
 - The Board will entertain quotes from other companies. We may need to increase the budget for this.
 - Does anybody know anybody with a plow that has interest? Please let the Board know.
- ❖ Flag – We purchased a new flag purchased Feb 2024; the previous flag properly retired.
- ❖ Pond Update
 - Cause of death for animals was undetermined; it was not botulism.
 - The little fountain is not functioning.
 - We purchased an extended warranty and are currently trying to get it replaced.
- ❖ Landscaping & Cleanup
 - Once Ground Control sets their spring clean up date, we will set ours and communicate via email/text.
 - We will only have one cleanup day this year. The \$100 collected from each home will be distributed among those who come and work, \$2400 total.
 - Discussion of adding edging near rocks.
 - Lights in the front of the sub do not match (soft white vs bright white)
 - Coach lights need caulking.
 - Stop sign needs to be replaced.
 - Fire hydrants need the paint refreshed.

- ❖ Mike & Lisha volunteered to plant and maintain flower beds, THANK YOU
- ❖ Master Deed & By-Laws Addendum & Clarification
 - We went over some of the changes made. Please read this document sent via email.
 - If you see anybody violating the by-laws, please inform any member of the Board immediately. Fines will be imposed if action is not corrected.
- ❖ Creek behind homes in the cul-de-sac is not flowing.
 - The condo ponds drain into the creek.
 - Wayne County is responsible, all we can do is to keep complaining to them.
 - If you see of anybody adding leaves to the creek, please inform any member of the Board immediately. Fines will be imposed if action is not corrected.
- ❖ Collection Agency – for those whose dues are unpaid after 3 months.
 - We do have some home homes who have been continuously late. We have refrained from sending them to the collection agency because we are trying to spare them all the extra fees imposed by the collection agency. However, we will if payment is not received.

Financials

	Total Yearly Expenses	DTE: Entrance + Fountain	Insurance	Landscaping	Misc	Pond	Road	Snow	Water	Transfer to Sav/Res	Dues Collected	Misc Income	Deposits to Savings	Deposits to Reserves	Deposits to Road Acct	Yearly Dues
2022	EXPENSES										INCOME		SAVINGS	RESERVES	ROAD	DUES
Budgeted:	16,900.00	1,700.00	700.00	5,000.00	400.00	4,000.00	1,500.00	400.00	1,200.00	2,000.00						\$750 in full
Actual:	-	2,294.50	587.52	7,174.55	385.46	3,411.85	0.00	540.00	1,624.76	2,000.00	15,475.00	2,319.79	2,011.64	-1,993.32	1,501.47	or \$850 =
Difference:		-594.50	112.48	-2,174.55	14.54	588.15	1,500.00	-140.00	-424.76	0.00						\$70.83 monthly
Grand Totals:	16,018.64															Plus \$100 cleanup
2023	EXPENSES										INCOME		SAVINGS	RESERVES	ROAD	DUES
Budgeted:	14,900.00	1,700.00	700.00	6,000.00	400.00	2,000.00	500.00	400.00	1,200.00	2,000.00	16,800.00					\$700 in full
Actual:		2,688.41	606.00	9,553.02	221.10	2,710.93	3,850.00	400.00	1,705.62	2,000.00	15,157.60	1,109.20	2,005.97	-3,497.34	-3,499.52	or \$800 =
Difference:		-988.41	94.00	-3,553.02	178.90	-710.93	-3,350.00	0.00	-505.62	0.00	1,642.40					\$66.67/mo
Grand Totals:	21,735.08															Plus \$50 cleanup
2024	EXPENSES										INCOME		SAVINGS	RESERVES	ROAD	DUES
Budgeted:	20,450.00	2,800.00	750.00	8,500.00	300.00	2,000.00	2,000.00	500.00	1,600.00	2,000.00	18,325.00					\$850 in full
Actual:		38.99	0.00	511.65	83.20	0.00	2,000.00	790.00	36.22	2,000.00	16,512.66	14.19	2,000.00	0.00	2,000.00	or \$950 =
Difference:		2,761.01	750.00	7,988.35	216.80	2,000.00	0.00	-290.00	1,563.78		1,812.34					\$79.16/mo
Grand Totals:	3,460.06															Includes \$100 cleanup

2024 dues are \$750 + \$100 that can be earned back with cleanup = \$850 if paid in full in January
 \$950 if paid monthly (\$79.16 per month)

Pres & VP \$0 dues (because all their hard work with ponds and landscaping) + \$100 clean up

Tres \$375 (50% of dues) + \$100 cleanup = \$475

- ❖ Larry asked those in attendance if they would agree to remove the Treasurer's association dues. By show of hands, this was unanimously approved. 2024 dues paid (\$375) will be reimbursed.

Questions/Comments/Concerns:

- ❖ Any volunteers to create a website for us?
 - Alan Parsons, lot agreed to, THANK YOU
- ❖ We've said if for many, many years. If anybody is interested in creating a Social Committee, please send an email.
 - We'd love to have a block party this summer. If you'd like to volunteer to coordinate, please send an email.