

Cove Creek Estates Association
Agenda – 3/19/2019

Present: Lots 3, 5, 6, 7, 8, 9, 10, 11 (by proxy), 12, 13, 14, 16 (by proxy), 18, 19, 21, 22, 24
Absent: Lots: 1, 4, 15, 17, 20

- 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 (www.sites.google.com/site/covecreekestates)
 - Check Register
 - Meeting Agendas & Minutes
 - Master Deed, Master Deed Addendum & Master Deed Survey
 - Please remember to submit plans to the Board for approval of home construction or improvements such as patio, fence, shed, pool, etc.

- Welcome to our new neighbors
 - Baby Benjamin, born to Shawn and Rachel Lewis of Lot 19

- Notes from our President, Al Bishop:
 - In 2016 we took money out of reserves to pay for landscaping, equivalent to \$1100 per home
 - In 2017 we took money out of reserves to pay for landscaping, equivalent to \$1000 per home
 - In 2018 we put money INTO reserves by doing a lot of landscaping ourselves
 - We are hoping to reduce the 2020 dues by \$100+ per home
 - We have opened a "Road" account with the credit union. \$1500 will be put into the account to pay for the approximate \$3000 (every other year) road resealing/repairs
 - Stone has been put down in the cul-de-sac in 2019. Stone will be put in the front entrance this spring. This will eliminate the yearly mulch expenses for these areas. Mulch will still be needed around the pond and pine trees near the front landscaping.
 - The fountain was working when it was pulled out last fall. Hoping it will work when re-installed.
 - Chemicals for pond are added in our budget. Applying the chemicals ourselves will save us money.
 - The Board met with Lot 2/23 last fall. Unfortunately, we cannot collect dues from them until they build. They were hoping to start building this year, but we have not heard back from them.
 - Thank you neighbors
 - Eddie and Jonathan for cutting down a tree near the pond causing issues
 - Bill and Eddie for clearing the catch basin that was clogged near Lot 7
 - Eddie and Tom for helping neighbors with sump pump cleaning
 - Working together saves all of us money!

- Landscaping & Clean Up
 - Ground Control has the material to fix the bent fence – at no cost to us
 - Should we add a flagpole to our landscaping? – YES !!
 - Ground Control
 - Will do spring cleanup, water meter, sprinklers, backflow preventer

- Equity Experts Update

- Received \$1,100 in 2018 for past dues
- Not currently using their services as all homeowners are up-to-date with dues !!

- Financials

- 2018 Tax information sent to Cove Creek Condominium for submission
- Account balances as of 12/31/18:
 - Checking: \$ 2,246.88 (which was deposited to Savings in January to start the balance at \$0)
 - Savings: \$22,174.55
 - Reserves: \$19,861.14

- 2019 Budget

- Dues went down for the first time in Cove Creek history

Check No	Date	Payee/Depositor	Deposit	Payment	Balance	DTE: Fountain	DTE: Entrance	Insurance	Landscaping	Misc	Pond	Road	Snow	Water	Transfer to Sav/Res	Dues Collected	Spec Assessment	Misc Income	Deposits to Savings Acct	Deposits to Reserves Acct	Deposits to Road Acct
2019 Cove Creek Estates Association Check Register						EXPENSES										INCOME			SAVINGS	RESERVES	ROAD
2018 Balance Forwarded																			20,174.55	17,614.26	0.00
	01/09/19	Transfer to Reserves		2,246.88	0.00										2,246.88						
	01/11/19	Deposit: Lots 1, 3, 5, 6, 9, 11, 12, 14 (Treasurer), 16, 17, 19, 20, 21, 22, 24 (\$800 each)	12,000.00		12,000.00											12,000.00					
	01/14/19	DTE: Entrance		39.00	11,961.00		39.00														
	01/14/19	City of Taylor - Water		87.00	11,874.00									87.00							
	01/16/19	Deposit: Lots 7, 8, 10 (\$800 each)	2,400.00		14,274.00											2,400.00					
	01/16/19	Deposit: Lot 4 January	80.00		14,354.00											80.00					
	01/16/19	Deposit: Lot 15 January	75.00		14,429.00											75.00					
	01/16/19	Deposit: Lot 13 (Vice President, 25%)	600.00		15,029.00											600.00					
	01/16/19	Deposit: Lot 18 (President, 25%)	600.00		15,629.00											600.00					
	01/29/19	Transfer to Savings		2,000.00	13,629.00										2,000.00			2,000.00			
892	01/29/19	Lia Maloney (Treasurer, 50% of dues)		400.00	13,229.00					400.00											
	03/07/19	Deposit: Lot 4 Feb & Mar	150.00		13,379.00											150.00					
	03/07/19	Deposit: Lot 15 Feb	75.00		13,454.00											75.00					
	03/07/19	Transfer to Road Account		1,500.00	11,954.00										1,500.00						1,500.00
	03/07/19	DTE: Entrance		39.00	11,915.00		39.00														
	03/07/19	DTE: Fountain		66.00	11,849.00	66.00															
	03/07/19	City of Taylor - Water		86.00	11,763.00									86.00							
893	03/07/19	USPS: PO Box Fee		92.00	11,671.00					92.00											
					11,671.00																

	Total Yearly Expenses	DTE: Entrance + Fountain	Insurance	Landscaping	Misc/Admin	Pond	Road	Snow	Water	Transfer to Sav/Res	Dues Collected	Spec Assessment	Misc Income	Deposits to Savings	Deposits to Reserves	Deposits to Road Acct
2018	EXPENSES										INCOME			SAVINGS	RESERVES	
Budgeted:	19300.00	1500.00	600.00	10000.00	1000.00	1700.00	1500.00	0.00	1000.00	2000.00	18900.00		1900.00			
Actual:		2376.00	509.00	7616.42	1459.19	804.82	2935.00	550.00	1056.69	2000.00	20000.00	0.00	1118.78	2009.98	8.80	
Difference:		-876.00	91.00	2383.58	-459.19	895.18	-1435.00	-550.00	-56.69							
Grand Totals:	17307.12										21118.78					
2019	EXPENSES										INCOME			SAVINGS	RESERVES	ROAD
Budgeted:	16450.00	1800.00	650.00	7000.00	1000.00	800.00	1500.00	500.00	1200.00	2000.00	17800.00					
Actual:		144.00	0.00	0.00	492.00	0.00	0.00	0.00	173.00	5746.88	15980.00	0.00	0.00	2000.00	2246.88	1500.00
Difference:		1656.00	650.00	7000.00	508.00	800.00	1500.00	500.00	1027.00							
Grand Totals:	809.00										15980.00					

- Misc

- Block Party – Saturday July 27th
- Some neighbors have offered to put in a sidewalk on lots 2 & 23
- We have toddlers and a pond. Unfortunately, the cost to fence around the pond is very expensive. There is talk of the neighbors creating one large fenced in area for all of the back yards that meet.
- Check with Tom and/or Eddie to have your sump cleaned
- Some neighbors use 1 cup of "Red Out" weekly in their sump