

**Cove Creek Estates Association
Meeting Minutes – 10/6/22**

Present Lots or Proxies: 3, 6, 9, 10, 12, 13, 14, 15, 18, 19, 20, 21, 22

Absent Lots: 1, 2/23, 4, 5, 7, 8, 11, 16, 17, 24

- Welcome to our new neighbors
 - Lot 1 - Nate
 - Lot 4 - Husam & Alyaa
 - Lot 5 - Alan
 - Lot 8 - Tony
- Notes from our President and Treasurer, Al & Lia:
 - Please remember to submit plans to the Board for approval of home construction or improvements such as patio, fence, shed, pool, etc.
 - Landscaping & Cleanup
 - Our contract with Ground Control included spring & fall clean ups, which they would not let us take out. Ground control will do their fall clean up before the leaves are done falling. We will plan a fall clean up for Saturday November 5th. We will divide the \$1200 we collected amongst those who participate. We will apply the \$50 per household for the spring cleanup we did not do towards next year's dues.
 - Road Update
 - Because of the construction at the front of the sub, we decided not to have the road done this year. Since we have the money set aside for the road, we will budget much less for 2023 road expenses.
 - Pond Update
 - Al & Larry have worked hard on our ponds this year. They are still under budget for 2022 pond expenses and are budgeting even less for 2023 pond expenses. Thank you, Al & Larry!
 - Newsletter or Neighborhood Communication ideas
 - Larry would like to put up a container (like something you would see when a home is for sale) and put a neighborhood newsletter in it for us.
 - Aesthetics and Neighborhood Considerations
 - Should you have any concerns about a home's appearance, please email a concern/complaint
 - The Cove Creek Website has the following information (www.sites.google.com/site/covecreekestates)
 - By Laws, Master Deed, Master Deed Addendum & Master Deed Survey
 - If you speak to new homeowners, please share this with them.
 - Trash cans and recycle bins need to be placed out of sight from the front of your home.
 - When we have heavy snow falls, please remove vehicles from the street so that the plows can come through.
- Financials
 - 2021 Tax information sent to Cove Creek Condominium for submission
 - Account balances as of 10/3/22:
 - Checking: \$ 1,814.33
 - Savings: \$28,020.73
 - Reserves: \$15,893.58
 - Road: \$3,879.49

- 2022 Expenses as of 10/3/22

	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
2021	EXPENSES										INCOME					DUES
Budgeted:	18,400.00	2,000.00	700.00	6,000.00	500.00	4,000.00	1,500.00	500.00	1,200.00	2,000.00	16,250.00					\$700 in full
Actual:	-	1,947.07	559.54	5,011.98	748.80	4,811.49	0.00	300.00	1,430.49	2,000.00	16,515.97	762.59	2,012.98	-991.59	1,501.18	or \$800 =
Difference:		52.93	140.46	988.02	-248.80	-811.49	1,500.00	200.00	-230.49	0.00						\$66.67 monthly
Grand Totals:	14,809.37															
2022	EXPENSES										INCOME					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:	-	1,613.50	0.00	6,147.85	385.46	3,009.91	0.00	540.00	1,395.11	2,000.00	15,475.00	2,305.47	2,003.21	1.96	1,500.30	or \$850 =
Difference:		86.50	700.00	-1,147.85	14.54	990.09	1,500.00	-140.00	-195.11	0.00						\$70.83 monthly
Grand Totals:	13,091.83															Plus \$100 spring/fall

- 2023 Budget & Dues – Vote

	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
2023	EXPENSES										INCOME				
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					

- \$700 if paid in full by 1/7/23 or \$800 if paid monthly (\$66.67 monthly)

- Landscaping budget is higher because we are anticipating the rates to go up
- Pond budget is much lower, thanks to Al & Larry
- Road budget is lower because we did not have the road work on this year

By show of hands, the budget was approved, with a possible increase of \$50 per lot if we do a second clean up next year.

Misc:

- Rainy Dave's will be out on 10/13 to blow out sprinklers for those who have let Lia know.
- If you have concerns about what is going on at 25945 Goddard Road, we HIGHTLY suggest you contact Brenda Gibson-Johnson, Call Center Manager, 734-374-1560 and voice your concern.