

Cove Creek Estates Association Meeting: April 19, 2010
Minutes

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

2 Lots Absent: 4, 11

4 Unoccupied Lots: 2, 10, 12, 23

- Ponds
 - Clean Up Schedules
 - Saturdays from 9am-Noon or at your personal convenience
 - How can we move the cut weeds from the pond (near the homes)
 - Pond Erosion
 - Draining the Pond
 - Al will try to use his pump to drain the pond
 - Pond should hopefully be somewhat drained by Saturday morning
 - Mid-Michigan Ponds may be called for pond maintenance, but want \$150 just to come out and look at our pond.
- Maintenance of Common Areas
 - Bushes between ponds, Front Landscaping, Weed Spraying
 - Some individuals have started cleaning up
 - Larry has sprayed for weeds
 - Lot 24 side area cleaning
 - Two trees need to be replaced
 - Hall & Sons (734-654-2100) will be cutting the grass for \$70 a cut
 - Hall & Sons will aerate any home in our community for \$40
- Road
 - Two quotes have been received
 - Crack Fill: \$750 & \$784
 - Joint Sealing: \$1580
 - Seal Coating: \$2300 & \$2274
- Irrigation on Beech Daly Road this Season
 - Is it needed
 - We will turn it off, unless absolutely needed
- Reporting any known issues to the Board
 - Faulty sprinkler heads, Leaks, Etc.
 - High School kids have been seen walking across yards & through the subdivision
 - What can we do about this?
 - Contact local police
 - Nothing now, wait until the fall
- Special Assessment: 60% Approval needed
 - By a show of hands, the majority of homeowners voted to approve a \$500 special assessment this year
 - Minimum payments due May 1, June 1, July 1, August 1, & September 1 2010
 - Balance due September 1, 2010
 - Lia will send an e-mail with special assessment information
- Dues
 - Collection of delinquent dues
 - Only one home has not paid past dues

- Larry to meet with John to start legal proceedings
- A Title company contacted Larry regarding the sale of Lot 12. New homeowners will be responsible for past dues & special assessment.
- By a show of hands, the minority of homeowners (4 lots) voted to table discussion of raising association dues for next year.
- By a show of hands, the majority of homeowners (14 lots) voted to raise the association dues to \$600 per year starting in 2011.
 - “Early Bird” discount if paid by January 1 each year.
 - \$550 if paid by January 1.
 - Monthly or quarterly payment accepted
 - Invoices will be sent out before the end of the year