

Cove Creek Estates Association
Meeting Minutes
3/20/2018

Present Lots: 1, 3, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24

Absent Lots: 6, 7, 17 (not eligible to vote: Lot 2, Lot 4, Lot 23)

Quorum to vote is 1 over 50% of eligible-to-vote neighbors. We have 18 of 21 eligible represented.

- Reminders
 - The Cove Creek Website has the following information (www.sites.google.com/site/covecreekestates)
 - All documents from the “black binder” we received with our new homes
 - Check Register
 - Meeting Agendas & Minutes
 - 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
- Vote for New Board Members –
 - By a show of hands, we decided all Board Members will serve a 2-year term. Elections on even years only.
 - President - Al Bishop, Yearly Association Dues reduced 25%
 - Vice President – Larry Floyd, Yearly Association Dues reduced 25%
 - Treasurer Yearly – Lia Maloney, Association Dues reduced 50%
- Neighborhood News
 - We tried collecting 2017 and 2018 dues from the owners of Lots 2 & 23. We did not ask for dues for 2016. They submitted some of the required documents to the Board (for the home they were planning to build), but some documents were still missing. They have since filed a civil suit against our Association claiming we are trying to collect based on their ethnicity. Diane is working with the Michigan Civil Liberty Union to rectify. This information is on our website.
 - Because the Master Deed and Bylaws are a bit confusing, we are hoping to amend the bylaws stating a person must pay dues as soon as they own a property – with or without a home.
 - We will exhaust our collection efforts with Equity Experts, as taking this to court will cost more than we are trying to collect. Unfortunately, we will have a fine to pay. Amount is currently unknown.
 - Ground Control, our landscapers, is getting better. Lia contacted several landscaping companies in November & December for quotes. Only one company has given us a quote, and they are 40% higher than our current landscaper. If you know of any landscapers, please ask them for a quote!
 - Our water bill was higher than anticipated this summer because of broken sprinkler heads. If you notice a broken sprinkler head, PLEASE let a board member know, or email me.
 - We will have our road re-surfaced this summer. Date to be determined. Security will be available. We will need to clean the sewers beforehand.
 - Sump pumps are getting clogged. Ed B has a waterjet line to unclog. Please contact him for details.
 - We had some flooding in the cul-de-sac this year. Everything drains into the small pond which drains into the large pond which drains into the creek. The stand pipe was clogged. Several neighbors worked

together to fix this. Many thanks to them! We are hoping to build a trench between the two ponds to stop this from happening again.

- Larry and Al have graciously offered to take care of the ponds which will save us money.
- We discussed rock vs mulch in the landscaping. We might be able to budget a little each year for and do one area at a time.

- Financials

- 2018 Dues did not increase - Budget approved by a show of hands
- Lia will try to send out the 2019 budget for approval prior to the end of the year.

- Our Property Maintenance Contract includes the following. If anybody would like to get a quote from other landscaping companies, we will gladly entertain them for 2018.

- 28 cuts
- Shrub and Bed Maintenance (twice per year)
- Spring Cleanup
- Fall Leaf Removal
- Aeration
- Irrigation Services – Fall shut down and spring start up
- Fertilization (four times)
- Pond Maintenance
- Mulching

- Questions/Concerns