

**Cove Creek Estates Association
Meeting Minutes
3/21/2017**

Present Lots: 3, 5, 8, 9, 10, 12, 13, 14, 15, 18, 19, 21, 22

Absent Lots: 1, 6, 7, 11, 16, 17, 20, 24 (not eligible to vote: Lot 2, Lot 4, Lot 23)

Quorum to vote is 1 over 50% of eligible-to-vote neighbors. We have 13 of 21 eligible represented.

- Reminders
 - 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
 - Taylor Recycling Calendar
 - 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
 - Lot 16 – Nick and Suzie, who were not present
- Vote for New Board Members – By show of hands
 - Vice President (Yearly, 1 year term), Yearly Association Dues reduced 25% - Diane was re-elected
 - Treasurer (Yearly, 1 year term), Yearly Association Dues reduced 50% - Lia was re-elected
 - **Please, please, please consider being part of the Board next year**
- Landscaping & Other Neighborhood News
 - We have a new PO Box number. Please note our new address is PO Box 291.
 - Overall, we were not happy with the results of the Entrance. The Board, and Larry, met with Doug from Ground Control to discuss our upcoming contract. Doug has hired a new team and promises we will not be disappointed.
 - In 2016, we paid our contract in equal monthly installments. We will not do this in 2017. Ground Control will (hopefully) be putting a work order check sheet in Lia's mailbox each time work is done. We will be invoiced monthly and the invoices should match up with the work orders. This will hopefully eliminate paying for work that was not done (i.e., fertilizing, etc.)
 - Larry will set up a time in May to plant new flowers in the entrance. Neighborhood participation will be greatly appreciated. An email will be sent out with information.
 - The fountain and aerator need repairing again. We are waiting on a quote. We dislike repairing it every few years, but repairing is much less costly than purchasing a new fountain. The warranty is often only 90 days.
 - We need to have the common area behind lots 19, 20, 21, and 22 fertilized. **(who will talk to Doug??)**
 - There is a dead tree behind Lot 15 in the wet lands. Lia will contact the Board at the Condos to see who can have this tree cut down.
 - We plan on watering the grass on Beech Daly this year.
 - Please obey the 15 MPH speed limit on our street.

- Gloria and Andres Guzman have purchased Lots 2 and 23. They plan on building on Lot 23. They have submitted their plans to the Board, and the Board approved them. We are still waiting for them to submit a survey. We believe they will sell Lot 2. We are trying to collect dues from them.
- The streetlight on the corner is out. Pete has called in a work order with DTE.
- We spoke about Sherr wanted to “deed” the road to the city as a city street once all lots were occupied. Does anybody recall anything about this? I will look thru old meeting minutes to see if I find anything.
- The property behind Lots 7-13 is foreclosed and up for auction.
- Financials
 - 2016 Tax information sent to Cove Creek Condominium for submission
 - We received \$3,754.66 from Equity Experts in 2016 for homes with delinquent association dues.
 - Account balances as of 12/31/16:
 - ○ Checking: \$ 407.81
 - ○ Savings: \$ 16,156.08
 - ○ Reserves: \$ 19,574.60 (most of which was collected from Equity Experts)
 - 2017 Dues were increased \$100, based on the 2017 budget. By show of hands, the 2017 budget was approved.
 - Estimated expenses are \$19,850
 - Estimated dues collected are \$19,800
 - We will schedule a meeting in September to vote on the 2018 budget.
- Our 2017 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
- Roger, from Lot 17, agreed to cut the grass for 50% of what we are currently paying. We will ask him to provide a contract, proof of insurance and bonding, to be considered for next year.