

Cove Village Association

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Saturday, October 12, 2019



Pledge of Allegiance

- 1) Review and approve minutes from Saturday, October 13th, 2018
- 2) Treasures Report
- 3) Architectural Report
- 4) Manager's Report
- 5) Maintenance Report
- 6) Old Business
- 7) Committee Reports
 - Activities
 - ATV
 - Roads
 - Amenities
- 8) New Business
- 9) Discussion

Cove Village Association

Annual Meeting

October 13, 2018

Board of Directors:

| | | | |
|------------------------------|---|----------------------------------|---|
| Bill Sutton-President | P | Jane Miller | P |
| Rodney Currier-Vice Presient | P | Steve Gaizick | P |
| Carol Burke-Treasure | P | Jeff Brutosky | P |
| Karen Lorah-Secretary | P | <u>Staff:</u> | |
| Bert Hartz | P | Geri Currier-Property Manager | P |
| | | Jeremiah Coppersmith-Maintenance | P |

Meeting called to order: 10:14AM

Please stand for the Pledge of Allegiance

Introduction of the Board of Directors, Staff and Realtor

Review Rules of Conduct by Bill Sutton

Minutes approved by Bill Sutton, 2nd Rod Currier

Treasures Report (Carol Burke): The audit has been completed and approved for the fiscal year (2017-2018) by Zavada & Associates. The audit report complemented The Cove with doing everything correctly. This is thanks to Geri Currier for her excellent work.

Delinquency Rate: 20%. Last year it was 24%

Managers' Report: Geri Currier has been the property manager since September 25, 2018. During the 2017-2018 fiscal year: 2 homes have been sold, 2 forclosures sold and 3 lots sold. There are 162 homes and 16 Townhomes the community

2018 Taxes: Total \$31,435.69.....Balance due \$3,602.02,.....Saved \$2631.97 using discounts

Bondholder Balance: As of 10/10/2018 \$204,294.79.....Last year \$213,031.97

Credit Line Balance: As of 10/10/2018 \$57,972.07.....Available \$17,027.93

Loan Balance: Paid in full

Salt has been delivered and received for the winter. \$89.90/to.n. We did not receive the bill yet (aprox. \$2,000.00)

4 truckloads of Anti-Skid have been ordered and received (\$1,765.92)

We did find the person who hit and broke the gate. They agreed to pay for damages (\$3,430.31). The main board then went on the gate, the price of a new board is \$991.38. We did receive a quote from an electrician to check all the lines and add extra protection (\$554.00). We are waiting for an additional quote for the cameras.

As a reminder, there are still residents that do not have the green safety address sign on their property. Signs can be purchased at Lowe's or Home Depot. They are required by the fire and ambulance departments.

As most of you may know, I am leaving the property manager position the end of this year. I would like to thank those of you that have welcomed me, helped me and have been kind to me. I wish the Cove the best in the future.

Attorney's Report: Atty Baranko was unable to attend this meeting. He will be out monthly meeting on November 14th. If you have any questions please feel free to attend that meeting.

Realtor Report: Diana Gabardi from Berkshire Hathaway Homesale Realty introduced herself and explained she is very active in the selling of lots in the Cove

Permits and Construction: 2 garage permits

Maintenance: Cold patch was done on the Townhomes Road and the hill. The area around the manhole covers were built up and the trees marked near the covers for plowing. A pipe was replaced on Princess Drive due to a sink hole, the old pipe was in pieces. Purchase a salt spreader for the pickup truck, \$2,283.45. Working on the roads and maintaining the vehicles

Amenities: Boats, the pool and mini-golf was available for use this summer. The lake was stocked on May 2, 2018

Activities Report: A Halloween Party was held on 10/29/2017. Easter egg hunt on 3/31/2018. Thanks to all that donated and volunteered their time. The Halloween Party for this year is Friday, November 2nd from 5-6:30p.m. Trick or treating will follow between 6:30 to 8:30pm. Please have your lights on if you would like trick or treaters.

Discussion: Quite a few people were concerned about the gate to the entrance. We new board has been ordered, we had a surge protector repair done to the gate. We are a private community not a gated community. We will be voting today how long to keep the gate open so we have less wear and tear on the gate.

When it rains the residents mail gets wet. Can these boxes be covered with a roof. A few men volunteered to build a roof with some wood they have. The Cove may have to help financially, but this would be a big help.

Timbering has begun at the Cove. As of today we received \$6,800.00 from this. There are branches laying around that anyone can take.

Please do not send petitions out. If you are concerned with something please contact the board.

Anyone who wants to hang a Military flag on the telephone polls is welcome to do so. Come in the office and discuss this with the property manager.

We are hoping to have a community clean up day on or around "Earth Day". We will be looking for volunteers in the Spring.

Election: Gate-

16 voted to keep the gate open from 6am to 6pm

12 voted to keep the gate open 6-9am & 3-6pm

Carol Burke – Treasure - 31 votes

Steve Gaizick – 32 votes

Bill Rudolph – 30 votes

*All votes include mail in absentee vote.

Motion to Adjourn:

Bill Sutton 1st, Carol Berk 2nd.