

Cove Village Association

1 Cove Mountain Drive

Zion Grove, PA 17985

Phone: 570-384-1228

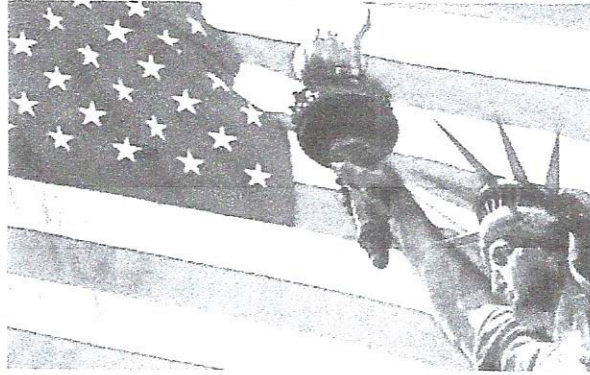
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Wednesday, July 8, 2020

*covevillageassociation@outlook.com*



## **America Strong**

### Pledge of Allegiance

- 1) Review and approve minutes from Wednesday, February 12, 2020
- 2) Treasures Report
- 3) Architectural Report
- 4) Manager's Report
- 5) Maintenance Report
- 6) Old Business
- 7) Committee Reports
  - ATV
  - Hunting Permits
  - Roads
  - Amenities
- 8) New Business
- 9) Discussion

Cove Village Association

Monthly Meeting

June 10, 2020

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**Board of Directors**

Bill Sutton-President	P	Jane Miller	A
Steve Gaizick	P	Mike Bardi	A
Carol Burke-Treasure	P	Bill Rudolf	P
Karen Lorah-Secretary	P	<b>Staff:</b>	
Jeff Brutosky	A	Kate Landis-Property Manager	P
Bert Hartz	P	Chris Koval -Full Time Maintenance	P

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Meeting called to order: 6:32 PM

Minutes approved: Bill Sutton 1<sup>st</sup>, Karen Lorah 2<sup>nd</sup>.

Attendance: 8 Residents + Our Realtor

**Treasures Report:**

For end of May 2020

Total Assets: \$48,443.03

BB&T checking account: \$9,690.74

CVA special assessment: \$1,664.87 (roads), \$12,084.70 (gate)

Total: \$23,440.11

**Credit Line Availability:** Susquehanna Bank \$65,270.52

**Architectural Report:**

Permits requested for 3 sheds, 1 deck and two requests for a fence permit. Permits to cut down trees. Spoke with the owner of the circular house on Whiteface and he assured us that he would clean the mess around his house.

### Manager's Report:

March and April meetings were canceled due to Covid-19. We did have board only meeting on April 29th to discuss issues and approve of lot sales for residents. Red pick truck was purchased on March 14<sup>th</sup> and we have coverage on it. Please make sure your dues are up to date. A letter will be sent to our attorney for late payments. Switched internet supplier for a sizeable savings to Service Electric. Still working on the roads. We stocked the lake with fish on April 5<sup>th</sup>. Aqua is working on the roads. We have a lot of lodge rentals (6/27, 7/11, 8/15, 8/22, 9/6. ....). These rentals are helping the Cove financially. We have new owners on Jay peak and Mt. Snowshoe. Currently working on the new gate and programming in the key fobs. Once the gate is working, we will be able to use the key fob and I will also issue a monthly code. Chris has been working hard to get this up and going. Common ground has been approved for a saving to the Cove. We purchased new cameras for the lodge, office and gate.

### Hunting Permits: 0

New hunting permits to be available soon. And they must be posted on the dashboard of the hunter's vehicle.

### ATV Permits: 3

### Maintenance:

Working on gate. Getting the pool ready to open. Road work being done. Cutting the grass. Purchased a new trailer.

### Amenities:

Pool, roof above mailboxes, mini golf course, new rim for basketball court.

### Discussion:

Gate will be working soon. We are asking all residents to bring their key fob into the office so we can program it into the gate system. Once these are complete, we will start using the gate. The Kiosk will work, and visitors will be able to call the Cove resident, they will dial "9" to open the gate for entrance. One lane to enter and exit can be used. This gate works very fast and only allows one car at a time. Gate cameras were purchased out of the gate fund. One resident wanted to know why he could not drive his Jeep and was told we would look at the rules and regulations and revise. Aqua is digging up some of the roads and repairing the pipes. They cannot give residents any dirt and must take it to a landfill. Cost of our new truck was 10K and trailer 3K. Rules state you can store trailers, motor homes by house as long as they are licensed. Why are so many vehicles parking by the office? And why does the townhomes have so many sheds up there. They are for storage for the townhouse renters.

### Motion to Adjourn:

7:11 pm

### Approved by:

Bert Hartz 1<sup>st</sup>, Karen Lorah 2<sup>nd</sup>