

Cove Village Association

1 Cove Mountain Drive

Zion Grove, PA 17985

Phone: 570-384-1228

Fax: 570-384-4212

covevillageassociation@outlook.com

Wednesday, August 12, 2020



America Strong

Pledge of Allegiance

- 1) Review and approve minutes from Wednesday, July 8, 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

July 8, 2020

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	Staff:	
Jeff Brutosky Manager P	P	Yvonne Van Loon-Property	
Bert Hartz P	P	Chris Koval -Full Time Maintenance	

Meeting called to order: 6:30 PM

Minutes approved: Bill Sutton 1st, Jeff Brutosky 2nd.

Attendance: 10 Residents

Treasures Report:

For end of June 2020

Total Assets: \$19,344.04

CVA Special Assessments: \$274.55 (roads), \$12,784.70 (gate)

Total Assets going out: \$23,948.42

Architectural Report:

One shed permit issued. Garage permit requested. Cannot issue a permit until trees to be cut down and ground fill is approved

Manager's Report:

Yvonne Van Loom introduced herself as our new property manager. The new office hours will be Monday 10 am to 7pm, Wednesday 6 am to Noon and Thursday 9 am to Noon. Beginning August 1st. These adjustments should allow people who work full time to have the opportunity to come into the office. Yvonne is working on updating owner accounts to accurately reflect charges, payments and balances. She is also working on increasing our use of the accounting software. The Cove email was switched to outlook. The new email address is covevillageassociation@outlook.com. Thirteen lots have been approved for special pricing. So far six have signed the sales agreements and are in the process of closing. Lodge rentals are for July 11th, August 8th, 15th and 22nd. Several requests from property owners were: When will Camelback be widened, request for an emergency exit and a timeline for filling potholes. Bill and Val Sutton donated and planted wildflowers on the dunes. Karen and Dale Lorah redid the resident bulletin board. 135 property owners paid for the gate. We will change the code for the gate every month.

Maintenance:

Working on the road washouts due to the rains we have had. Also, working on filling in the potholes. Backhoe is broken down; an estimate to repair is too costly to do.

Amenities:

The pool is open, and we are having a wedding at the lodge this weekend.

ATV:

One

Hunting Permits:

None

Discussion:

What is planted on the right side on the dunes going out of the Cove? Bill and Val Sutton donated and planted wildflower seeds.

A code will be posted, and residents key fobs are being entered into the computer. Hopefully that will be around August 1st or sooner. The code will be changed periodically. If your key fob does not work bring it into the office and you will be issued a new one. This new system is fast and will only allow one car to go thru at a time.

Resident visitors are permitted to use our pool. Resident must be with them.

Resident upset with the condition of the roads. Example: Spring Mountain left onto Davos is terrible. Chris will look into this and try to fix. We asked residents if they had any suggestions on how to fix this and no one had any answers. The roads have been an ongoing issue here at the Cove. Chris is always filling potholes. The Cove does not have the money, manpower or time to keep up with this. We are doing our best.

There are a lot of dead trees on properties that need to come down before they fall on the power lines. This is the resident's responsibility if they are on their property.

Hopefully we can stripe the roads before winter.

The board will try to address these issues.

Motion to Adjourn:

7:15p may

Approved by:

Carol Burke 1st, Bill Sutton 2nd.