

Cove Village Association
1 Cove Mountain Drive
Zion Grove, PA 17985
Phone: 570-384-1228

Wednesday, April 14, 2021

Spring / Summer



Pledge of Allegiance

- 1) Review and approve minutes from Wednesday, January 20, 2021
- 2) Treasures Report
- 3) Architectural Report
- 4) Manager's Report
- 5) Maintenance Report
- 6) Old Business
- 7) New Business
- 8) Committee Reports
 - ATV
 - Hunting Permits
 - Roads
 - Amenities
- 9) Discussion
- 10) Adjourn
- 11) Approved By

Cove Village Association

Monthly Meeting

January 20, 2021

Board of Directors

| | | | |
|------------------------------|---|------------------------------------|-------|
| Bill Sutton-President | P | Jane Miller | Phone |
| Steve Gaizick-Vice President | P | Bill Rudolf | P |
| Carol Burke-Treasure | P | | |
| Karen Lorah-Secretary | P | Staff: | |
| Jeff Brutosky | P | Yvonne Van Loon-Property Manager | P |
| Bert Hartz | P | Chris Koval -Full Time Maintenance | N/A |

Meeting called to order: 6:35 PM

Minutes approved: Bill Sutton 1st, Steve Gaizick 2nd.

Attendance: 3 Residents

Treasures Report:

For end of December 1, 2020 to January 20, 2021

Total Income: \$18,295.77

Total Expense: \$1,5531.00 also paid out \$1,000.00 in taxes. Credit card balance is under \$1,000.00

CVA Gate Assessment (onetime \$100.00 gate assessment fee): \$914.81

CVA Special Assessment: \$274.55

BB&T Account: \$1,098.81

Manager's Report:

We received \$16,000.00 in delinquent fees. We paid the mortgage, \$10,000.00 in taxes and \$3,500.00 on the line of credit. There is a limit of 5 large bags of trash per household. If we cannot follow this, we will have to get another trash man. Monthly cost will increase greatly, and dues will have to be increased. There has been an issue with the newspaper. Some people are having problems with deliveries from Amazon, Fed Ex, ect. Give the delivery company instructions for the gate code. We are coming to an end with lot sales. We will now change the code every three months. Yonne will keep trving to collect additional delinquent fees.

Architectural:

Roof repair permit issued

Maintenance:

Chris secured water bars on Spring Mountain and Jay Peak, repaired potholes and cleaned trenches. Cleaned drainage ditch near the basketball court. Moved two cameras. Last snowfall we had out one of our resident's help plow and salt. Repairs on cylinders on plow truck. Trimmed trees and took dead trees down. Will be starting to repair Spring Mountain once the weather breaks. Hunting permit signs have been put up so people know where to hunt. In the fall we will be generating maps for the hunters, so they know where hunting is permitted.

Property Taxes:

Paid \$10,000.00 in taxes

ATV:

None

Hunting Permits:

None

Old Business:

None

New Business:

We would like to welcome Chrissy Zimmerman to the board. Chrissy will be replacing Mike Bardi.

Amenities:

The lodge needs be painted in the spring/summer.

Discussion:

Gary has to give his renters the rules and regulation of the community. Can we open the clubhouse as a social club for residents? Yes, but renters take preference. There is a house in here being sold with back dues. The laws only allow us to get a few months of back dues from that resident. The Cove cannot shut off utilities for delinquent residents. Moving forward we are doing well on paying taxes. We will be having another spring cleanup and anyone who wants to help is welcome.

Motion to Adjourn:

7:10pm

Approved by:

Bill Sutton 1st, Karen Lorah 2nd