

Coventry Club HOA  
Board Meeting  
03-10-19

Meeting was called to order by Steve 4:10 PM

Attendees: Steve Grandona - President, Judy Kelly – Secretary, David Wallen – Member-at-Large  
Owners: Nelta Rupa  
Tonya McFarland & Randy Stringer – Management Company

Annual Meeting Planning and Budget Meeting:

The Annual Meeting was scheduled for March 30th, 2019 at 2:00 PM. If the Covenant Presbyterian Church is available, the meeting will be scheduled there. The Agenda will be as follows:

- 1) Introduction of Board of Directors
- 2) Review projects completed in 2018
- 3) Review upcoming building exterior maintenance needs
- 4) Review what your dues pay for
- 5) Discussion: Landscaping, water usage, xeriscaping
- 6) Approve xeriscaping project of strategic areas
- 7) Treasure Report and Approve 2019 Budget
- 8) Approve increase of Special Assessment and continue in 2020\*
- 9) Approve Board of Directors

Discussion included review of the 2018 expenses (see attached Cash Flow), sharing with owners the projects completed which included the roof replacement on one building, parking lot repairs and striping, and the siding repairs. In addition, it was decided it would be helpful to share with owners the break-out of what their dues cover, Tonya will put together a chart.

Landscaping is one of the highest costs the HOA has, in 2018 attempts were made to reduce this cost by changing vendors and managing the water schedule. This has resulted in several complaints for owners. Randy continues to gather bids; it was decided the bids would be presented at the Annual Meeting and voted on there. We will also present information regarding Xeriscaping and the future cost savings that would bring.

2019 Budget was discussed, there are many exterior repairs which the HOA should begin addressing including buildings which need new siding. Tonya presented budget options with different variations for landscaping/xeriscaping, changing dues or the annual special assessment. It was proposed to increase the Special Assessment to \$250.00 from \$200.00, as the cost of roof replacement has increased. The motion was made and passed to increase the Special Assessment. It was proposed to increase monthly dues to \$180.00 to help increase the reserve fund and needed repairs. The motion was made and passed.

Board of Directors: All current members will stay on the Board unless someone would like to step-in and replace them.

Tonya asked if there were any further questions and since there were none. The Board adjourned the meeting at 3:05PM.