

# Coventry Club HOA

## Board workshop Minutes

9-29-18

Meeting was called to order by Tonya 4:00PM

Quorum was established

Attendees: Tonya Mc Farland & Randy Stringer (Fusion Property), Steve Grandona Pres, Judy Kelly Sec, Nelta Rupa and Dawn Tooker Homeowners

Tonya presented financial statements:

Advised;

Roof Replacement was complete and paid in full.

First round of Trim Repair/Replacement was complete and paid in full.

At this time \$8,578 is in the reserve account.

Parking Lot Striping is complete and the bill has been received but not paid \$970.00.

Tonya advised there are 2 (two) buildings with siding issues that need attention now to prevent further structural damage. She then asked Randy to present the issues.

Randy stated he didn't expose further portion of the damaged areas as he didn't want to have further possible damage to the structures'. With this in mind he informed the Board the projected total repair costs for both buildings would be approximately \$6,800.00. He further explained 262 #28 had the most severe damage and he was hoping that the projection of \$5,700.00 was adequate to complete the work. He felt it was enough and hoping it was a little high but wouldn't know until it was totally exposed. He also stated he was hoping there would be no need to remove any sheetrock. Last he advised the siding couldn't be matched but the repairs would be made utilizing a siding that was as close as possible to the original. The other unit 259 #44 has less damage but failure to repair could lead to a high repair bill in the near future. Cost for repair is projected at \$1,200.00. This unit will need at least some replacement of the OSB sheathing and some siding and is hoping no other structural damage becomes apparent once the siding and sheathing have been removed. The siding on this unit is a newer style and there is a good chance it can be matched.

There was a vote of the Board to authorize the repair and the funding be pulled from the reserve account if the general operating account couldn't cover all of it.

Randy then presented information that has been received to date on the drought situation and what we may expect. Tonya explained the water bill may go up exponentially depending on how the local water suppliers decide on how to deal with the water shortages. Randy further explained some changes in landscaping and proper sprinkler settings and timing of the watering along with allowing the lawn to be

maintained at a 4" height should lead to a lower water bill. The Board agreed that further investigation should be completed and presented at the next meeting. Randy also explained the watering methods within the three foot area around the units needs to be changed to a bubble type system instead of small spray heads in order to avoid further damage to the siding in the lower regions of the buildings.

Tonya asked if there were any further questions and since there were none there Board adjourned the meeting at 5:15 PM.

Respectfully Submitted  
Randy Stringer  
Fusion Property Management  
and Real Estate