

**Covington Woods Community Association, Inc.  
Board of Directors Meeting Minutes  
October 11, 2021**

**In attendance:**

<input checked="" type="checkbox"/>	<b>Rick Bravo</b>	<input checked="" type="checkbox"/>	<b>Leticia Gomez</b>	<input checked="" type="checkbox"/>	<b>Martha Bravo</b>
<input checked="" type="checkbox"/>	<b>Mark Miertschin</b>			<input checked="" type="checkbox"/>	<b>Jesse &amp; Robin Del La Rosa</b>
<input checked="" type="checkbox"/>	<b>Jennifer Morovitz</b>			<input checked="" type="checkbox"/>	<b>Sherry Ziegner</b>
<input checked="" type="checkbox"/>	<b>Mike Flood</b>			<input checked="" type="checkbox"/>	<b>Officer Gary Reid</b>
<input checked="" type="checkbox"/>	<b>Joanne Williams</b>			<input checked="" type="checkbox"/>	<b>Kyle Moseley</b>

**Board Members**

**Management**

**Guests**

(Please mark to the left of individuals who are present)

**Call Meeting to Order:**

Due notice of meeting, a quorum was established, Joanne Williams, the Board President, called the meeting to order at 6:02 P.M.

**Call Open Forum to Order:**

- a. Patrol Activity Report – Officer Reid gave his report and stated that one Cadillac convertor had been stolen and the thieves are targeting the commercial vehicles.
- b. Resident Input- Homeowner reported that the tree on Barrowgate needs to either be removed or trimmed. Homeowner would like to see it done as soon as possible.

**Call Business Meeting to Order:**

- a. Elections of Officers: The Board voted on the officers from the annual meeting and Rick Bravo as President, Mark Miertschin as Vice President, Mike Flood as Treasure, Jennifer Morovitz as Sectary and Joanne Williams as Member at Large.

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**Actions between Meetings:**  
**Ratify Actions-**

- a. The Board approved to repair 3HP Motor for Whisperflow Pump in the amount of \$1,304.95.

**Approve Minutes of Previous Meeting:**

With a motion of the Board of Directors approved the June 8, 2021, Meeting minutes. With Rick making a motion and Jennifer 2<sup>nd</sup> the motion and motion passed.

**Committee Reports:**

- a. Architectural Control – Joanne went over the ACC guidelines with the new members.
- b. Beautification Committee – Rick Bravo reported that the Board would like to start a new committee and spoke on the holiday lights contest.

**Treasurer's Report:**

- a. Cash Balances - New First Bank Ckg- \$23,489.30  
New First ICS- \$40,017.77 & New First MMA- \$45,066.63 as of  
09/30/2021
- b. Delinquencies – 99.03% collected as of 09/30/2021
- c. Review Financial Reports- none
- d. 2022 Assessments- The Board approved to raise the 2022 assessments by 3%. The 2022 Assessments will be \$206.00.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – No Report
- b. Association Business and Operations – No Report
- c. Pool Report – No Report
- d. Common Area Maintenance – The Board agreed to send letters to the homeowners for back fencing on Jess Pirtle and Ivymount. The first letter will not be a stage one but a letter notifying the homeowners of the change.

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- i. Website – No Report
- g. Tennis Court Report- Leticia will get with JRD for a price on the ramp, volleyball net and poles that convert and resurface and with Wood electric for a price to install electricity.
- h. Newsletter – Next newsletter should arrive mid-November.

**Executive Session:**

**Reconvene in Open Session and Report on Actions Approved During Executive Session:**

- a. Collections -
  - 1. Enforcement Action – The Board of Directors approved (0) zero address to be filed for lawsuit.
  - 2. Owner Request – The Board of Directors approved (2) two homeowner’s requests. The Board of Directors denied (2) two homeowner’s request.
- b. Deed Restrictions Report -

The Board approved the deed restriction report provided by API. API reported that (0) zero work orders had been issued for self-help items and (3) three certified letters were mailed. API also report (0) zero accounts were sent to the association’s attorney for deed restriction enforcement. The Board has agreed to move on to the next step for properties at the attorney.

**Set Date, Time, and Agenda of Next Meeting/Adjournment**

With no further business to be conducted the meeting was adjourned by President, Rick Bravo at 7:34 P.M.

Date: 11/10/21

Rick Bravo, President

Jennifer, Secretary

Leticia Gomez, Management