

**Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
March 11, 2019**

In attendance:

Board Members		Management		Guests	
X	Kelly Knake	X	Leticia Gomez	X	Ron Worthy
X	Joanne Williams			X	Linda Worthy
X	Sherry Ziegner			X	Don Smithers
	Courtney Smith			X	Lowell Friend Carolyn
X	Jameson Frey			X	Stan Wittennley
				X	Bruce Bumgardner
				X	Paula Lowrance
				X	Karen Spurk
				X	Steve & Cheryl Kimbrough
				X	Leticia Aleman
				X	Verna Adams
				X	Liz Wallek
				X	Pattie Cutting
				X	Christina Pickell
				X	Stephanie Harvey
				X	Will K Blakemore
				X	Larry Moller
				X	Steve Porter

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

Call Meeting to Order:

Due notice of meeting, a quorum was established, Kelly Knake, the Board President, called the meeting to order at 7:00 P.M. The meeting was conducted at 13739 Woodchester, Sugar Land, TX 77498.

Call Open Forum to Order:

- a. Patrol Activity Report – No Report
- b. Resident Input- Several homeowners attended the meeting and stated that there are abandon houses and wanted to know who will take care of them. Also mentioned was the vehicles parking on Ashwood from the school pick up. A homeowner asked the Board what safeguards do they have as the

Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
March 11, 2019
Page -2-

Community. Also asked was who writes the checks API or the Board? And mentioned all the traffic talk going on social media. Homeowner asked if the money was only going to the family General Contractor. Another homeowner spoke of the Community Garage Sale and the plans that were in the works. Kelly Knake answered all the homeowner's questions.

Call Business Meeting to Order:

Actions between Meetings: The Board of Directors approved the 2019 Pool Contract with Aquatico Pool Management.

Approve Minutes of Previous Meeting:

With a motion of the Board of Directors approved the January 14, 2019 meeting minutes.

Committee Reports:

- a. Architectural Control – No Report
- b. Beautification Committee – Sherry Ziegner reported what the task of being on the Beautification Committee consist of and asked for volunteers
- c. Nominating Committee – No Report

Treasurer's Report:

- a. Cash Balances - New First Bank Ckg- \$160,829.01 as of 2/28/19
New First MMA- \$ 111,782.44 as of 2/28/19
- b. Delinquencies – 90.91% collected as of 2/28/19
- c. Review Financial Reports- The 2019 Budget was approved by the Board of Directors with Jameson Frey made a motion and Sherry Ziegner 2nd it. The 2018 Audit was approved by the Board of Directors with Joanne Williams making the motion and Jameson Frey 2nd it.

Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
March 11, 2019
Page -3-

Management Report:

- a. Correspondence received by Association, Directors, Management - No Report
- b. Association Business and Operations - No report
- c. Pool Report – Jameson Frey will go by the pool and look at the lights that Wood Electric gave a proposal for and see if all lights needed to be replaced that were reported. Board has asked to get proposals for pressure washing deck, Expansion joints and other repairs that will need to be made in pool area.
- d. Common Area Maintenance – No Report
- e. Landscape Report – Jameson Frey will speak with the landscaper on the front entrance flower beds and the bedding in front of pool gate.
- f. Park Report – No Report
- g. Tennis Court Report – No Report
- h. Newsletter/Website – No Report

Executive Session:

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

- a. Collections
 1. Enforcement Action – No Action taken
 2. Owner Request – The Board of Directors denied (2) two homeowners request.
- c. Deed Restrictions Report - The Board approved the deed restriction report provided by API. API reported that (2) work orders had been issued for self-help items and (5) certified letters were mailed. API also reported (0) accounts were sent to the association's attorney for deed restriction enforcement and (9) certified letters were mailed to recertify addresses that are already at the attorney.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Monday, April 8, 2019
at 7:00 P.M. held at Civic Center located at 13743 Woodchester
Sugar Land, TX 77498

With no further business to be conducted the meeting was adjourned by President,
Kelly Knake at 9:00 P.M.

Date: _____

_____, President

_____, Secretary

_____, Management