

June 6, 2017

Meeting called to order 10:05

Roll Call - Board members in attendance - Jan Smaby, Holly Trumble, Larry Sisemore, Craig VanWechel, Diane Sisemore

DRC in attendance - Gary Buschy, Jim Popa, Ray Walker

Property Managers in attendance - Marilyn Wiltgen, Bob Wiltgen

Residents in attendance - Pam Walker, Len Koch, Carl Boch, Ray and Sue Park, Sharon Petersburg, Tom Boesch

A Quorum was verified.

A motion was made to waive the approval of prior minutes, seconded and voted all in favor.

Financial report - Marilyn Wiltgen

Marilyn Shared the P&L for January thru May

Officer Reports

President - Holly Trumble

Board changes: A motion was made by Craig VanWechel to ratify the unanimous vote of Jan Smaby to the board and appointment to Treasurer. It was seconded by Larry Sisemore. All were in favor.

Rich McFadden resigned from the board due to his upcoming move. The vacant Vice President position will be assigned by the next board meeting.

Round Table introductions ensued.

Property Manager Report

Bob Wiltgen reported that all sprinklers are operating, fertilizing is complete and aeration done. Mowers raised on islands to enable the grass to hold more water. A few fruit trees are dead due to the swing of extreme temps a few years ago and need to be removed. This damage could continue for up to 6 years. Bob is getting bids to remove the dead trees and to grind the stumps. Jan and Marilyn work to set up a line item in the budget to address this ongoing need.

Violation Report - Marilyn reported on 4 open violations. The board voted to proceed with imposing fines on 2 of the violations as they have been ongoing and promised completion dates missed.

One violation was previously fined but payment has not been received. Marilyn will send a Status letter.

Fence repairs on the final violation are in progress.

DRC Report - Ray Walker

5548 Stone Church Ct. Request to kill weeds and plant seed on small area behind yard that is HOA property. This is a small area that is inaccessible to the HOA. The board approved the recommendation by the property managers to deed the property to the Allens at their expense. However, the Allens were advised that they would need 67% of the Cove to agree and 67% of the lenders of the homes in the Cove to agree as well which puts the effort in limbo for the time

being. Another option presented to the Allens was the approval to maintain and/or improve the property.

618 Cove Dr - Request approved to enclose under 3-season porch with 9 X 7 garage door and siding same color as house and to move the fence in to the corner of the house to allow boat storage in enclosure.

591 Cove Dr - Remove existing stepping stones and replace with 3 foot wide gravel walk in gray breeze cinder along south side of house. Approval was given but not required.

5567 Stone Church court - Remove small trees in stones near street. Remove Ash tree infested with Ash Borer and replace with Autumn Blaze Pear Tree. Approval was given. Note: Fruit trees are susceptible to blight.

5328 lighthouse point court - Request approved to replace rear deck, front porch and side porch concrete with new railings of powder coated white steel and gray tree. A request to paint house same color.

570 Cape Dory - Replace concrete in driveway, front walk, and porch, and walk from front driveway. Approval was given but not required.

Landscape Upgrades - Diane Sisemore. The landscaping plan for the West side, front entrance was displayed for review and an overview given. Simplified, the Juniper's will be removed, the sprinkler system repaired, boulders, cobble, a small amount of mulch, perennials and small shrubs and grasses added in keeping with Nature's Way. All drought tolerant plantings. Three small areas will also be improved. Lake View, Laurel Hill Sign area and the landscaped island near the end of Lighthouse Point Ct.

The biggest impact on the community is the front entrance. That will begin early next Spring. The three small areas will be done as time permits by the landscaper (Ryan Liebl).

Social Committee - Holly

July 2nd 4:00pm - 9:00 BBQ - Welcome New Homeowners. Holly Trumble's House. Holly will head up a committee if needed.

Unfinished Business

Update on Revision of Cove Bylaws & Covenants. A proposal to change the covenants and bylaws to remove errors and unenforceable covenants was distributed early this year. 67% of the community response is required to move forward or not, with the changes. 7 votes are needed to reach the 67%. The board will pursue the remaining votes to ensure that everyone that would like to vote has the opportunity to do so.

Update on Nature's way wetland area - Holly

The weeds need to be mowed so the natural grasses can replenish the area. Bob will have All Seasons cut the weeds.

A Reminder to residents to pull/spray/clear weeds from the rock areas around their property.

New Business:

Jan - Treasurer Plan proposal - tabled until Marilyn and Jan have a chance to meet to review and analyze all financial documents.

Holly - Covenant violation inspection. The Board discussed moving the responsibility of covenant violation inspection to an outside source. This would be an unbiased view of the community to determine covenant violations, and a report would be produced and presented to the board once a month for review and action if required. To ensure fairness throughout the community and to remain within the state guidelines for fairness as it pertains to board enforcement, the board feels that the inspections should be done by an outside source. A board member would accompany the inspector on the monthly inspection. Jan recommended that we revisit the Covenant violation inspection process when negotiations begin on the new Property Manager Contract given to the board by the Wiltgens.

Len Koch - Present ideas on 5 year planning for the Cove. Len presented the question, Should the Cove HOA have a long range plan? After presenting a compelling list of reasons why we might want to consider it, the board unanimously agreed to move forward with the effort. Len will put together a team to begin gathering the data and doing the research that will consist of the board, a committee of vested community members representing 4 'neighborhoods', Upper Cove and Mystic Owl, Mariana Shores, Cape Dory, laurel Hill and Lower Cove.

The board and this committee will be asking questions like, 'what would it take to keep the water in the lake all summer?', or 'Could we have a gathering shelter for socials and meetings?', 'What about enhanced facilities for water recreation?', 'What does the city have planned for our area?', 'Does hunting have to be allowed on this Lake?' 'What would the impact on home values be with improvements like these?' And many more questions you may have thought of as you've enjoyed our community over the years or have just begun enjoying it.

A communication plan will be developed to ensure that everyone that would like to share ideas or receive updates on projects, social events, and other pertinent issues within the Cove will have ease of access to the information.