

**Covington Woods Community Association, Inc.  
Board of Directors Meeting Minutes  
February 21, 2022**

**In attendance:**

<input checked="" type="checkbox"/>	<b>Rick Bravo</b>	<input checked="" type="checkbox"/>	<b>Leticia Gomez</b>	<input checked="" type="checkbox"/>	<b>Officer Reid</b>
<input checked="" type="checkbox"/>	<b>Mark Miertschin</b>			<input checked="" type="checkbox"/>	<b>Susan Whatley- City Council Member</b>
<input checked="" type="checkbox"/>	<b>Jennifer Morovitz</b>			<input checked="" type="checkbox"/>	<b>Jennifer Lane- COSL</b>
<input checked="" type="checkbox"/>	<b>Mike Flood</b>			<input checked="" type="checkbox"/>	<b>William Furguson- COSL</b>
<input checked="" type="checkbox"/>	<b>Joanne Williams</b>			<input checked="" type="checkbox"/>	<b>Martha Bravo</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, Rick Bravo, the Board President, called the meeting to order at 6:32 P.M.

**Call Open Forum to Order:**

- a. Patrol Activity Report- Officer Reid updated the board with the crime report.
- b. Resident Input- No Report
- c. Guest Input- Susan Whatley spoke to the board on updates and goals that the COSL has in works. Jennifer Lane mentioned the Joint CIP Program and gave the board information on city works. William Ferguson shared useful information with the board on how the COSL is willing to help and what opinions they HOA may have.

**Call Business Meeting to Order**

**Actions between Meetings:**

- a. Summarize Unannounced Meetings, if any- No Report
- b. Ratify Actions Approved Between Meetings, if any- No Report

**Covington Woods Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 21, 2022**  
**Page -2-**

**Approve Minutes of Previous Meeting:**

With a motion of the Board of Directors approved the January 10, 2022, Meeting minutes. With Rick making a motion and Mark 2<sup>nd</sup> the motion and motion passed.

**Committee Reports:**

- a. Architectural Control- No Report
- b. Beautification Committee –Yard of the month will run from April - October. The committee will choose 1 Yard of the Month and 3 Brite Spots.

**Treasurer's Report:**

- a. Cash Balances - New First Bank Ckg- \$38,704.64  
New First ICS- \$120,019.08 & New First MMA- \$45,089.41 as of  
1/31/2022
- b. Delinquencies – 79.72% collected as of 1/31/2022
- c. Review Financial Reports- none

**Management Report:**

- a. Correspondence received by Association, Directors, Management- The Board was emailed the 2022 lifeguard proposals.
- c. Association Business and Operations – No Report
- d. Pool Report –Board asked Leticia to have the restrooms looked. Have trash cans in pool area cleaned from leaves. Ask landscaper to haul leaves not to put in cans.
- e. Common Area Maintenance – No Report

**Covington Woods Community Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 21, 2022**  
**Page -3-**

- d. Landscaping Report- Leticia will go out for lawn bids and email board.
- e. Park Report- JRD has been work ordered to send power wash playground equipment and touch up paint on playground equipment.
- f. Tennis Court Report- Get estimate for windscreens and repair hole in fence. Workorder for tree trimming.
- g. Newsletter – No Report
- h. Website – No Report

**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 (0) zero homeowner’s request.
- b. Deed Restrictions Report -

The Board approved the deed restriction report provided by API. API reported that (1) one work orders had been issued for self-help items and (2) two certified letters were mailed. API also report (4) four 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 8:48 P.M.

Date: 4/11/22

Rick Bravo, President

Mark Matal, ~~Secretary~~ <sup>Vice President</sup>

Leticia Lopez, Management