

**Covington Woods Community Association, Inc.  
Board of Directors Meeting Minutes  
January 10, 2022**

**In attendance:**

<b>X</b>	<b>Rick Bravo</b>	<b>X</b>	<b>Leticia Gomez</b>	<b>X</b>	<b>Terry Fehrle</b>
<b>X</b>	<b>Mark Miertschin</b>			<b>X</b>	<b>Mary Truman</b>
<b>X</b>	<b>Jennifer Morovitz</b>			<b>X</b>	<b>Paul Lidsay</b>
<b>X</b>	<b>Mike Flood</b>			<b>X</b>	<b>John Kent</b>
<b>X</b>	<b>Joanne Williams</b>			<b>X</b>	<b>Laraine Smith</b>
				<b>X</b>	<b>Sherri Green</b>
				<b>X</b>	<b>Officer Reid</b>
<b>Board Members</b>		<b>Management</b>		<b>Guests</b>	

(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 6:30 P.M.

**Call Open Forum to Order:**

- a. Patrol Activity Report – Officer Reid that on November 25, 2021 there was an auto thief. 3-DMV in October. He also mentioned to the Board on tips on how to prevent thief after leaving store, atm and banks.
- b. Resident Input- No Report

**Call Business Meeting to Order: 7:17pm**

**Actions between Meetings:**

- a. Summarize Unannounced Meetings, if any- The Board of Directors held a workshop with API and the Association Attorney.
- b. Ratify Actions Approved Between Meetings, if any

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**Approve Minutes of Previous Meeting:**

With a motion of the Board of Directors approved the November 10, 2021, Meeting minutes. With Rick making a motion and Joanne 2<sup>nd</sup> the motion and motion passed.

**Committee Reports:**

- a. Architectural Control – The Board mentioned the ACC approval to change from 30 days to 15 days to approve an application. Leticia notified the Board that the guidelines would have to be changed for that to come into effect.
- b. Beautification Committee –Yard of the month will run from April-September. Also mentioned was picking 3 YOM each month.

**Treasurer's Report:**

- a. Cash Balances - New First Bank Ckg- \$26,099.45  
New First ICS- \$70,018.35 & New First MMA- \$45,083.67 as of 12/31/2021
- b. Delinquencies – 99.14% collected as of 12/31/2021
- c. Review Financial Reports- none

**Management Report:**

- a. Correspondence received by Association, Directors, Management – Leticia updated the Board with the new DRV Conversion to C3.
- b. Association Business and Operations – No Report
- c. Pool Report – Mike Flood informed the board and residents that the HOA would like to plan more events at the pool. Mike also mentioned he was looking into information for a heated pool to utilize the pool as much as possible.
- d. Common Area Maintenance – Leticia informed the board that the letters for Jess Pirtle and Ivymount fencing were sent.

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- d. Landscaping Report- Leticia will go out for lawn bids
- e. Park Report- Park area needs work on equipment. Leticia will have JRD look at it.
- g. Tennis Court Report- No Report
- h. Newsletter – Next newsletter will be sent out every quarter.
- i. 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 (0) zero 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 (0) zero work orders had been issued for self-help items and (7) seven 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 8:28 P.M.

Date: 2/21/22

Rick Bravo, President

Mark Montiel, Secretary

Leticia Gomez, Management