

Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
May 9, 2022
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Approve Minutes of Previous Meeting:

With a motion by Mark Miertschin and a second by Joanne Williams the Board of Directors approved the April 11, 2022 Board meeting minutes.

Committee Reports:

- a. Architectural Control- Joanne Williams mentioned that the committee has an ACC on a pool pending.
- b. Beautification Committee – The Board requested to meet with GreenMark the new landscaping company.

Treasurer's Report:

- a. Cash Balances - New First Bank Ckg- \$27,185.98
New First ICS- \$120,026.18 & New First MMA- \$45,105.71 as of
4/30/2022
- b. Delinquencies – 95.44% collected as of 4/30/2022
- c. Review Financial Reports- none

Management Report:

- a. Correspondence received by Association, Directors, Management – No correspondence received.
- c. Association Business and Operations – After review the Board of Directors approved the Management Contract Addendum. The Board of Directors signed off on approval.
- d. Pool Report – Rick Bravo mentioned that the pool was looking a little murky and would like the pool maintenance company to look into it. Fans in pool area will be installed next week.
- e. Common Area Maintenance – No Report
- f. Landscaping Report - GreenMark will perform lawn care services early Monday morning during swim team season. They will go back to Thursdays after swim team ends. Board would like to ask GreenMark what irrigation is turned off.
- g. Park Report- JRD will complete the sidewalk within the next week. JRD is waiting for the cement pour to be scheduled. Completion was delayed due to City of Sugar Land requiring a permit.

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- h. Tennis Court Report - Windscreens have been ordered and will be installed when delivered.
- i. Newsletter – Next newsletter will go out July. Deadline will be June 10, 2022.
- j. Website/Townsq – Website and Townsq will be updated with all pool information

Executive Session:

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

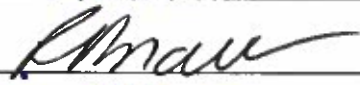
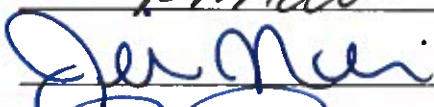

- a. Collections -
 - 1. Enforcement Action – The Board of Directors approved (2) two addresses to be filed for lawsuit. And tabled (1) one lawsuit until Board President speaks to homeowner.
 - 2. Owner Request – The Board of Directors approved (1) one homeowner’s requests. The Board of Directors denied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

The Board approved the deed restriction report provided by API. API reported that (2) two work orders had been issued for self-help items and (2) two 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 8:55 P.M.

Date: 7/11/22

, President
, Secretary
, Management