

**Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
September 9, 2019**

In attendance:

X	Jameson Frey	X	Leticia Gomez	X	Officer Gary Reid
X	Joanne Williams			X	Lori Alderson
X	Rick Bravo				
X	Bruce Bumgardner				
	Kelly Knake				
	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, Jameson Frey, the Board President, called the meeting to order at 7:01 P.M. The meeting was conducted at 13739 Woodchester, Sugar Land, TX 77498.

Election of Officers was conducted as follows; President – Jameson Frey, Vice-President – Joanne Williams, Secretary – Ricardo Bravo, Treasurer – Bruce Bumgardner , At Large – Kelly Knake.

Call Open Forum to Order:

- a. Patrol Activity Report – Officer Gary Reid reported that there was no crime in the Covington Woods. Officer Reid did mention to the homeowners that he will make his rounds for National Night Out on Oct. 1st. He also reminded the residents to lock your vehicles and a reminder of the non-emergency number 281-275-2525.
- b. Resident Input- A homeowner brought in Documents for the Board to review.

Call Business Meeting to Order:

Actions between Meetings: No Report

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Approve Minutes of Previous Meeting:

With a motion of the Board of Directors approved the July 8, 2019 Meeting minutes. And the August 12, 2019 Annual Meeting minutes.

Committee Reports:

- a. Architectural Control – No Report
- b. Beautification Committee – Joanne Williams reported that she will work with API on a Beautification Committee. Joanne has volunteered to put signs out for YOM and Brite Spots. She will also look for volunteers to help her.

Treasurer's Report:

- a. Cash Balances - New First Bank Ckg- \$25,008.29 as of 8/31/19
New First MMA- \$129,396.92 as of 8/31/19
- b. Delinquencies – 98.44% collected as of 8/31/19
- c. Review Financial Reports- The Board was presented the budget to make any necessary changes where they felt need to be. API will present the 2020 proposed budget at the October meeting.

Management Report:

- a. Correspondence received by Association, Directors, Management - No Report
- b. Association Business and Operations – Association Attorney Lori Alderson attend the meeting to go over the Directors Orientation.
- c. Pool Report – The Board of Directors agreed for API to go out for proposals for Main and Lifeguards for the 2020 Pool season.
- d. Common Area Maintenance – Jameson Frey reported on the video surveillance cameras and he has received one quote back and will work with API to get at least one more quote before the October meeting. The Association will also have to purchase internet for the video cameras. Bruce Bumgardner reported on the monument upgrade. He mentioned that each monument would cost the Association around \$2000-3000 per monument to be replaced.

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- e. Landscape Report – Irrigation is working and plants will be replaced by pool area.
- f. Park Report – It was reported that kiddie cushion was installed.
- g. Tennis Court Report- No Report
- h. Newsletter- No Report
- i. 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 (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 (6) six certified letters were mailed. API also report (0) zero accounts were sent to the association’s attorney for deed restriction enforcement.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Monday, October 14, 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, Jameson Frey at 9:46 P.M.

Date: _____

_____, President

_____, Secretary

_____, Management