

Covington Woods Community Association, Inc.
Board of Directors Meeting Minutes
February 10, 2025

In attendance:

Board Members		Management		Guests	
X	Vernon Weinkam President	X	Rachel Rivera, MASC Austin Properties, Inc.	X	Officer Reid, Sugar Land Police Department
X	Mark Miertschin Vice President				
X	Susan Gillum Treasurer				
X	Mike Flood Secretary				
X	Joanne Williams Member At Large				

(Please mark to the left of individuals who are present)

Call Meeting to Order:

Due notice of meeting, a quorum was established, Vernon Weinkam the Board President, called the meeting to order at 7:00 P.M.

Call Open Forum to Order:

- a. Patrol Activity Report – Officer Gary Reid was present to provide the crime report for the past month.
- b. Resident Input – There were residents present who brought forth concerns related to the 2023 Audit, the lack of a monument sign at the Greywood at Eldridge Rd. entrance and neighbor deed restriction violations.

Call Business Meeting to Order

Actions between Meetings:

- a. Summarize Unannounced Meetings, if any – No unannounced meetings.
- b. Ratify Actions Approved Between Meetings, if any – No actions approved.

Approve Minutes of Previous Meeting:

- a. The Board of Directors approved the November 11, 2024 Board meeting minutes as written.

Committee Reports:

- a. Architectural Control – Randall Halbrook discussed the need for a specific type of ACC report which would reflect any open or pending ACC requests. API stated that this would be discussed with the ACC department.
- b. Beautification Committee – The Beautification Committee reported that Christmas Decorations Contest winners were selected. The winners will be announced in the upcoming spring newsletter.

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- c. Pool Committee – The Pool Committee discussed the upcoming pool season and proposed a charge of \$20 for new pool cards. After discussion the Board approved this new charge. The Pool Committee went on to discuss pool area maintenance items needed, including new toilet seats in the women's restroom and pump house painting. The Board discussed that maybe a group or organization would be interested in painting a mural on the pump house. These items will be completed on a volunteer basis. Any costs associated will be reimbursed to the parties responsible, following Board approval. The Board went on to discuss the option of pool rentals, vending and concessions for the summer season, and holiday events, such as an easter egg hunt. The Board tabled these discussions for the time being.

Treasurer's Report:

- a. Cash Balances as of 01/31/2025 - \$168,780.10
- b. Delinquencies – The 2025 assessments were 81.04% collected as of 01/31/2025.
- c. Review Financial Reports - API provided financials as of January 31, 2025 for the Board's review.

Management Report:

- a. Correspondence received by Association, Directors, Management – No correspondence received.
- b. Association Business and Operations – No report.
- c. Clubhouse Report – No report.
- d. Pool Report – API presented the pool rules draft for Board and Pool Committee Review. After review and discussion, the Board approved the pool rules with the omission of two rules. API will have the rules finalized for signature, then filed and recorded, once signed. The Board of Directors went on to approve the facility use agreement with the Covington Woods Stingrays. The Board will charge the Stingrays \$1,000.00 in 2025 for the use of the pool area.
- e. Common Area Maintenance – API reported that the electrical components were installed and ready to be connected. API reported that once connection was established, the landscaping work would begin.
- f. Landscaping Report – API reported that there were cul-de-sac esplanades in need of attention for dying landscaping. API reported that an audit would be completed with the landscaper for recommendations.
- g. Park Report – API reported that a revised estimate for the playground equipment replacement was being sought as costs may have increased since the estimate was obtained.
- h. Tennis Court Report – No report.
- i. Newsletter – No report.
- j. Website/Townsq – API reported minor updates were made to the website.

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Executive Session:

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

- a. Collections -
 - 1. Enforcement Action – No action.
 - 2. Owner Request – After review of two owner's requests and discussion of the same, the Board approved to waive penalties associated with two accounts.
- b. Deed Restrictions Report –
 - 1. Enforcement Action – The Board of Directors approved seven (7) certified letters, one (1) force mow, four (4) exterior modifications completed without prior ACC approval and approved two DRV accounts for attorney enforcement. The Board of Directors went on to deny six (6) exterior modifications completed without prior ACC approval.
 - 2. Owner Requests – No owner requests.

Set Date, Time, and Agenda of Next Meeting/Adjournment

With no further business to be conducted the meeting was adjourned by President, Vernon Weinkam at 8:20 p.m. The next Board of Directors meeting is scheduled for Monday, March 10, 2025, 7:00 p.m. to be held at the clubhouse.

Date: _____

_____, President

_____, Secretary

_____, Management