

COVINGTON SQUARE SUBDIVISION
Annual Meeting – November 24, 2014 -6:30 p.m.
Freedom Room at Canton Township Building

The meeting began at 6:35 p.m. and was called to order by Mike Krul, President. He requested that all members sign in.

Present: 14 households were represented by sign-in attendance (see attached) and proxy. Board members present were President Mike Krul, Vice President Chris Gogola, Secretary Marie Everett, Treasurer Roger Faber

Mike described the meeting agenda:

1. Treasurer report
2. 2015 Board of Directors elections
3. Committee volunteers
4. New business

Treasurer's Report

Roger Faber, Treasurer, presented a report on the status of the subdivision's finances.

- 2014 expenses are in line with prior years.
- Miscellaneous maintenance approx. \$2k higher than typical years attributed to eliminating brush and poison ivy overgrowth along the woods and path fence
- Snow removal was higher relating to the record snowfall last winter and higher 2015 contract expense. Note, the board requested snow removal quotes from 4 contractors this year and all responded with significant increases over our typical price
- Landscape and lawn mowing were awarded to the same contractor this year saving about \$2k over typical years
- Our bank balance is projected above \$53,000 by end of year.

Comments/questions:

The recommendation from the board that dues be kept at \$250 was received without discussion or comment.

Voting Procedures

Marie Everett, Secretary, explained the process for voting. We will be voting for president, treasurer, vice-president and secretary in that order. Nominations were taken from the floor so that candidates can be declared on the spot. Nominations were received to reinstate Mike Krul for president, Chris Gogola for vice president, and Roger Faber for Treasurer. Peggy Krul volunteered to serve as secretary. Marie Everett indicated that she would not be running for a director position.

- No other candidates volunteered and no further nominations were received.
- Motion to elect this 2015 board passed unanimously.

Volunteers for Committees

Mike Krul presented the various volunteer committee opportunities and solicited names. This is just a starting point and additional volunteers can be added to any committee at any time. There was

moderate response, and the following names shown with asterisk will require verification. It was decided that Landscape committee would merge with Snow and Common Lawns.

Architectural

George Hudgens, Tim Fesko*, Kevin Kuzniar

Social Committee

Joyce Silagy, Lindsey Lew*

Pond & Drain

Detention Pond – George Hudgens, Larry Ristovski, Roger Faber (Larry Ristovski confirmed by proxy)
Truesdell Drain – Peggy & Mike Krul, Howard & Lindsey Lew*

Landscape, Snow & Common Lawns

Mike Krul, Roger Faber

Tree & Lawn

John Silagy, George Hudgens

Sprinkler on Lilly Rd.

Bruce Bis*

Website

Roy Clodgio

Neighborhood Watch

Chris Gogola, Shawn Brown*

New Business for our Subdivision

Mike Krul, vice-president, indicated that the packet of information explaining committee responsibilities is posted on the website. This practice was begun last year with the intent that people who wish to volunteer for a board or committee position would know what that position's roles and responsibilities are. It is hoped that more people will volunteer as a result.

- Rental homes in the subdivision were also discussed. A review of property records indicates that there are fewer than five rental homes currently in the sub. This year has been trending back to more home ownership now that property values are on the rise.
- Stephen Cassani expressed his conviction that participants should pay a fee to fund the annual summer picnic separately from association dues. Mr. Cassani requested a formal count of picnic attendees. A count was conducted last summer with approximately 65 residents participating. The suggestion to self-fund the picnic was brought to vote with 2 for and 10 against. The motion did not carry.
- Attendees suggested a December newsletter to introduce the 2015 board of directors and committee volunteers, request residents to illuminate outdoor lighting as a crime deterrent, address an on-going speeding problem, and reaffirm a requirement to remove cars from streets during periods of snowfall. Regarding cars on streets during snow clearing, more strict rhetoric

may be needed such as threaten towing, vehicle damage risk, emergency vehicle passage, narrowing streets, snow plowed disproportionately to neighbors driveways, etc.

- Barbara Davis informed about a potential problem with storm drain plumbing on her property. Barbara has observed water surfacing from a hole between the sidewalk in front of her home and Dundee Drive during periods of very heavy rainfall. The depth of this hole, as measured by Ms. Davis, is approximately 2 feet. Barbara does not have a sprinkler system.
 - Canton Township indicated storm drain repairs are a HOA responsibility. The HOA acknowledges this responsibility.
 - The HOA needs drawings of the subdivision storm drain system to diagnose the problem and solicit repair quotations. Mr. Cassani offered to obtain storm drain drawings from the Canton Township offices and provide to Mike Krul for board action.
 - The board will move quickly to further understand the problem and organize appropriate action.
- Mike Krul raised attention to a new special committee which will be formed only for 2015 to examine the bylaws. The Covington Square HOA has existed since 1994. 2015 is the first year the subdivision can revise the By Laws and Covenants and Restrictions with consent of 75% of subdivision homeowners (each home having one vote). Prior to 2015, consent was needed by 95% of homes. A committee was formed to review and recommend revisions to the By Laws and Covenants and Restrictions. The committee volunteers are Stephen Cassani, Mike Krul, George Hudgens, and Brent Scully. Additional committee members will be solicited.

Action Items

#	Description	Owner	Due Date
1.	Confirm committee nominations for volunteers that were not present at the meeting as indicated by *.	Board	January 2015
2.	Obtain storm drain drawings from the township offices.	Stephan Cassani	December 2014
3.	Draft the December newsletter.	Board	December 2014
4.	Provide election results to Roy Clodgio for website refresh. Provide Peggy Krul's email address to Roy for inclusion on board@covingtonsquare.org distribution list and secretary@covingtonsquare.org .	Board	December 2014

The meeting adjourned at 7:51 p.m.

Minutes submitted by Mike Krul, President