

**Covington Square HOA**  
**Annual Homeowners' Meeting**  
**October 28, 2021**  
**7:00 PM**

- I. Call to Order
  - A. 7:04
  - B. By Roger Faber
- II. 2020-2021 Year in Review - Roger
  - A. Awarded summer contract (in process of awarding winter contract) to Neher Perfect
    - 1. Used Serene Surroundings for years
    - 2. Changed due to degradation of service over time culminating with several snow removal issues with snow removal
  - B. 41 sections of sidewalk replacement to eliminate trip hazards
  - C. Midwest Maintenance did check of storm drain system & pond outlet
  - D. Outstanding 2021 work planned
    - 1. Waiting on Neher Perfect to trim the natural area around the pond
    - 2. Street expansion joints to be tarred still this season
    - 3. Finalize updated tow policy & post signs at sub entrances
    - 4. Leaf clearing
- III. 2022 Action Items
  - A. Reinstate annual picnic (suspended due to pandemic)
  - B. Create private Facebook group to communicate re: sub - Rebecca volunteered to spearhead
- IV. Treasurer Report
  - A. Current balances
    - 1. Checking: \$6517.40
    - 2. Savings: \$21603.63
  - B. Upcoming costs
    - 1. Tar
    - 2. Winter contract
  - C. Outstanding resident balances
    - 1. 2 homeowners delinquent on 2021 dues
      - a) One on payment plan & paying
      - b) Other is under legal proceedings
  - D. Offered online and credit card payment for first time - 25% of payments made this way
  - E. Review of 2021 Expense Statement
    - 1. Accounting fees reduced due to using Quickbooks in house
    - 2. Minimal increase in insurance costs - hope to maintain
    - 3. Resident inquiry re: sidewalk replacement expense - annual?
      - a) Every other year- only trip hazards
      - b) Resident responsible for squares across driveway
- V. Elections
  - A. Pres - **Roger Faber** (continuing unopposed)

- B. VP - **Kim Kuzniar** (agreed to swap roles with Larry)
- C. Treasurer - **Larry Ristovski** (volunteered to take on if Kim agreed)
- D. Secretary - **Joyce Silagy** (expressed interest in board position, Sara Kruz volunteered to step down for Joyce to take over)

VI. Resident Comments

A. Tim Fesko

- 1. Thank you to the board
- 2. Drainage system
  - a) Silt collection basins in system
  - b) Need to be vacuumed out soon to keep system flowing
  - c) Roger said Midwest Maintenance said all is good
  - d) Tim replied that is currently working, but near end of its life
  - e) Tim will follow up via email with pictures to demonstrate concerns
  - f) Roger: there is some cracking at Trent & Dundee, repair to consider in future, but not urgent

B. Mike Krul

- 1. Consider by-law update for things like solar power
  - a) Only one solar panel currently- approved by architecture committee
  - b) Roger: there are some gaps in the by-laws to consider, but requires approval of 75% of homeowners

C. Rebecca Staniek

- 1. How should we proceed with a picnic?
  - a) Historically left to social committee
  - b) Could send out a poll with board assistance
  - c) Held outdoors - so we should be good to move forward?

VII. Adjourned

- A. 7:37 PM
- B. Roger Faber

**In attendance:**

Roger Faber - President  
Larry Ristovski - VP  
Sara Kruz - Secretary  
Kim Kuzniar - Treasurer

Rebecca Staniek  
Tim Fesko  
Chris Gogola  
Joyce Zhang  
Saadia Ahmed

Suresh Kumar  
Headman Sanei  
Mike & Peggy Krul  
Avinas Chander