

Covington Square HOA
Board Meeting
January 10, 2019
7:00 PM

- I. Call to Order
 - A. 7:05
 - B. By Roger Faber - President
 - C. Also in attendance: Roy Clodgio, Sr. - VP, Kim Kuzniar - Treasurer, Sara Kruz - Secretary
- II. Old Business
 - A. 2018 Spending
 - 1. Spent a lot this year doing extra maintenance that needed to be done
 - a) Sidewalk replacement on Lilley at Truesdale Drain- bill still needs to be paid
 - b) Legal Fees
 - 2. Roger did a 5 year projection
 - a) Reduced pond maintenance
 - b) Sidewalk maintenance reduced, won't need to every year
 - c) Snow removal is high
 - d) Social committee line reduced to \$2500
 - e) Drain maintenance removed
 - f) Street sealing moved to 2022, and set at \$6500
 - g) Tree replacement reduced to \$600
 - h) Truesdell Drain - Wayne Co watershed maintained by county, not sub responsibility
 - i) 5-year reserve of \$46,175
 - j) Previous projection was aggressive
 - k) Insurance - Kim will call for quotes
 - B. Dues Collection
 - 1. Collect \$600 every other year to save money?
 - a) Could save \$1200 every other year in Belleville Tax fees
 - b) Could also save money if do it ourselves
 - (1) Kim can't do in January - busy time for work
 - (2) Could potentially move to March due date?
 - c) Keep as is - \$300/yr - with Belleville Tax processing
 - 2. List of homeowners from township
 - C. Tree & Sidewalk Replacement
 - 1. By laws indicate sidewalk and tree replacement along streets are HOA responsibility
 - 2. Roger talked to engineer @ twp re: contractor that grinds edges of uneven sidewalk to entertain as option vs replacement
 - 3. Roy will call for tree quotes

III. New Business

A. Mailbox Policy

1. Attorney said mailboxes not listed in bylaws as common property
2. Replacement is responsibility of homeowner
3. Board reviewed and approved policy
4. Policy is posted on website

B. Lawn Contract 2019

1. Review of line items in proposals
 - a) Roger proposes eliminating items for cost savings
 - (1) Spring clean up
 - (a) Keep
 - (2) Leaf removal
 - (a) Eliminate
 - (3) Gardening & Weeding
 - (a) Eliminate
 - (4) Bed edging
 - (a) Doesn't last long
 - (b) More permanent option?
 - (c) Eliminate
 - (5) Winter bed prep
 - (6) Spring Color?
 - (a) Add additional perennials
 - b) Add sprinkler maintenance
 - c) Go with 2" depth of mulch
2. Roy says no advantage to bundling with winter 2019-2020
3. Bids reviewed for 2 competent incumbent lawn services reviewed & board elected to secure services of Serene Landscaping Group for 2019

C. Additional maintenance needed?

1. Storm drain maintenance
 - a) Projected at 6 or 7 years
 - b) By advocate inspections every 3 years, maintenance as needed
 - c) Storm drain inspection & maintenance occurred in 2017 for 1st time since sub was built
2. Willow Stump Removed/Treated?
 - a) Roots removed from sewers and cut down
 - b) Stump still growing shoots, will eventually put down roots
3. Fence along Truesdell Drain & woods
 - a) Spray the fence along the drain - add a couple applications of herbicide to landscape contract
 - b) Unhappy with brush clean up along Truesdale drain last year

IV. Adjournment