

# Overland Cove HOA

March 19, 2019 Minutes

- Meeting Called to order by President Jerry Vickers
  
- Roll Call by Secretary Terry Baughman
  1. Jerry Vickers President
  2. Harry Tidwell Treasurer
  3. Mark Dille Board Member
  4. Terry Baughman Secretary
  5. Gilles Beaumont Vice President(absent)
  
- Motion made by Harry Tidwell to accept minutes 02/13/19
  - Second by Mark Dille
  - Passed by unanimous vote
  
- Reports and comments from Board members.
  - President's Reports (no formal report)
  - Treasure's Reports (see attachment "A")
  
- Functional Area Reports.
  - Covenants and Restrictions – Terry Baughman (see attachment "B")
  - Grounds and Maintenance – Jerry Vickers (see attachment "C")
  - Pool/Clubhouse – Gilles Beaumont (see attachment "D")
  - Facilities Maintenance – Mark Dille (see attachment "E")
  - Social Committee – (No report)
  - Annual/Garage Sale Budget -Cheryl Metz (no report)
  
- Meeting adjourned by Jerry Vickers
- Open Discussion with homeowners present at meeting
  - Alley repairs damaged by heavy trucks
  - Discussion of additional fencing on Split Rock alley
    - Affected homeowners encouraged to form committee and make recommendations at future board meeting
  - Discussion of construction cleanup
  - Discussion of litter along northside of Binding Branch (old cemetery) and drainage behind Split Rock alley

**Attachment A**  
**Treasure Report**  
**Overland Cove March Meeting**

1. February 28 2019 Comparison of Overland Cove Operation Balance Sheet and Synovus Bank Statement.

Apex - Balance Sheet Operational Account	Pending Payments	(458.57)
	Pending ETF's	968.00
	HOA	267,306.06
Apex - Balance Sheet Reserve Account		<u>67,220.68</u>
Total Current Assets		335,036.17
Synovus Bank - Operation Account Balance		268,647.39
Synovus Bank - Reserve Account Balance		<u>67,220.68</u>
Total Operation and Reserve Accounts Balances		335,868.07
Difference between Synovus and Balance Sheet		831.19

I am working with Shawn Kent to get Balance Sheet Total Assets and the Quarterly Bank Statement to equal.

2. I am working with Apex to correct book keeping errors.

Eight of the nine initial posting errors from quick book to Apex System have been resolved. I will be working with the Association Member and Apex to resolve the ninth one this month.

I communicated 12 posting errors made between Jan 1 and March 13 to Shawn Kent for him to review and move to the correct account. This should be done by the end of this month.

3. At this time we have 2 liens in place for non-payment of dues and fees.

## **Attachment B**

### **Covenants and restrictions Overland Cove March Meeting**

- **Status of violations**
- **Parking fine imposed**
- **Password on Financial Tab on website password protected**

## **Attachment C**

### **Grounds and Maintenance Overland Cove March Meeting**

1. **ALM rates for 2019 have been reset to account for the new homes added in 2018.**
  1. **TH rate: \$4,868.80/month, \$58,425.60/year**
  2. **PH rate: \$7,236.76/month, \$86,841.12/year**
  3. **CA rate: \$1,686/month, \$20,232/year**
2. **Meeting with ALM landscape experts next week to inspect older homes for overgrowth and to discuss plan to keep shrubs and trees at recommended heights.**
3. **Continue to have issues with getting timely notification \s out to homeowners. Will discuss next week with ALM and Apex.**
4. **Bark has been put down but not on trees, awaiting tree plan.**
5. **Mark Dille is in discussions with arborist concerning long range plan for trees next to sidewalk.**
6. **Huntsville utilities has repaired lawn where gas lines were installed.**

## **Attachment D**

### **Pool/Clubhouse Maintenance Overland Cove March Meeting**

#### **Clubhouse**

- **The old broken-down refrigerator has been replaced with a new one. They look identical so most people will not notice the difference.**
- **The air conditioning unit was inspected, and initial work was completed. A problem with coolant was found, estimates was provided for repairs. In addition, HVAC ductwork were cleaned of pine straw debris and bird nests.**
- **There is still an issue with birds living in the bathroom ductwork. This will be inspected and remedied ASAP.**
- **Toilet leaks in the pool & fitness center bathrooms have been fixed.**
- **Unusual noise coming out of the water heater have been resolved. No physical damage was found.**
- **Shrubs and bushes have been trimmed around the Clubhouse Facility Complex.**
- **Power washing maintenance has been ordered and will be completed by mid-April.**
- **Timer issues for evening lighting inside the clubhouse has been resolved.**

#### **Fitness Center**

- A new exercise table has been added to the fitness center equipment. This eliminate the need for floor mats and will better accommodate residents with physical impairment and limitations.
- The floor plan layout for gym equipment has been modified to maximize room use and create better flow.

## **Pool**

- Pool maintenance and repairs has been scheduled with Anders Pool Service and for the most part will be completed by mid-April. This includes repairing tiles, changing sand in the filter, replacing grate in the bottom of the pool and fixing lighting issues inside the pool.
- Power washing the pool deck and associated structures, removing mold and painting the fence around the pool will be completed by mid-April.
- Security system for entrance cards to the pool and fitness center should be full updated prior to the opening of the pool season.
- We are still looking at the costs of buying umbrellas versus fixing them. A final decision will be taken in the next few weeks. This issue will be resolved before the opening of the pool season.

## **Attachment E**

### **Facility Maintenance**

#### **Overland Cove March Meeting**

### **Common Area Fencing**

- Working date with painter to repair and paint fence in NW corner, Binding Branch alleyway
- Discussion on-going about options for adding fence on Split Rock alleyway [Junkyard]
- Pressure wash Pool fence

### **Eave Light Bulb Replacement**

- Working a Fact Sheet about program for distribution

### **Vehicle/Trailer Storage Area**

- One large space open, tow temporary spaces are available
- Will add gravel to needed areas
- Working a Fact Sheet about program for distribution

### **Sprinkler Maintenance/Utilities**

- Working closely with ALM to identify all controllers, meters and sprinkler locations before Spring start-up
- Working a Fact Sheet about program for distribution

### **Pest Control**

- NSTR

### **Miscellaneous**

- NSTR