

Overland Cove

Board Meeting Minutes 11/12/19 6 PM

1. Meeting called to order by Jerry Vickers
2. All Board Members in Attendance
3. Approval of Agenda
4. Approval of Minutes 10/8/2019
5. Reports and Recommendations
 1. Functional Area Reports and Recommendations
 1. Finance Harry Tidwell
 1. 2020 budget approved and Erem setting up their accounts to match the new budget line items.
 2. Facilities Mark Dille
 1. Fence painting by pool, eave light replacement
 2. Committee Reports and Recommendations
 1. Social Committee (No Report)
 2. Annual Community Garage Sale Committee (No report)
6. Board Business
 1. Unfinished Business
 1. Landscape Clubhouse Plan (general agreement to proceed with plans to improve landscape around clubhouse)
 2. Improve lighting at entrance sign
 2. Planned New Business
 1. Capital Reserve Plan
 2. Motion made by Harry Tidwell that the CAM Reserve account be set to a minimum amount of \$50,000, the Townhome Reserve Account set to a minimum of \$18,000 and the Patio Home Reserve account be eliminated since their expenses will be funded from the Operation Account.
 1. Seconded by Terry Baughman
 2. Motion adopted
 3. Approval of ALM Contract from 3/1/2020-12/31/2021
 1. General discussion of contact and performance.(See Attachment "A")
 4. Interface with EREM- Short discussion on minimizing multiple contacts with Erem.
7. General Comments and Announcements
8. Adjournment of Regular Business
 1. Open Discussion – Parking-Alley Repairs behind Corner Brook

Attachment "A"

Landscape FA Report 11/12/19

1. Mulch application last week seems to have gone ok.
2. Met with ALM lead last week, issues discussed:
 1. **Trimming.** Trimming back fences on cottage homes on Binding Branch Phase 2 seems to have been forgotten. ALM will correct.
 2. **Lack of sufficient notification for unlocking gates.** ALM has provided a calendar for 2020 services. After contract is signed I will provide calendar to EREM to post and ask EREM To issue notices based on the calendar. ALM will notify EREM of any last minute changes.
 3. **Inconsistency of backyard services.** Team leads are suppose to inspect each back yard. This inspection has been inconsistent resulting in complaints. ALM will address with team leads. They were asked to notify us when gates were in disrepair and could not be opened and to also note which gates were locked.
 4. **Owner complaints.** ALM was ask to be sure that EREM is email copied on all complaints.
 5. **Non Contract Services.** We noticed ALM that we were not pleased with the responsiveness of our requests for special services out-side the contract with regard to sprinkler repair and other landscape services. We notified them that we want to use them but if they can't respond quickly to our requests we will use other vendors.