

Cove Overlook Park Association Annual Meeting Minutes

Sunday September 1, 2024

Meeting recorded via Zoom and will be posted to the Cove Overlook website. Meeting started at 11:00.

Board members in attendance:

- Brett Bickford – President
- Matt Martin – Vice President
- Jenny Black - Treasurer
- Craig Lawrence – Director
- Paul Cox – Director
- Trace Collier (late)

Attendees and unit: Harkonen 31, Walton 8, Hofman 2, Lane 6, DeLuca 20, Gallaher 35, Martin 29, Register 32, Cox 14, Bickford 33, Black 22-23, Lawrence 26, Piepel 3, Petit 34, Romero 5, via zoom.

Motion was made to accept 2023 minutes without change by Ken and seconded by Gene.

Old Business

- a) Tree Removal/Trimming – None performed the last 3 years
- b) Grounds Keeping – continued to use Lake Chelan's Finest
- c) Septic System – Pumped in September 2023. Last time pumped was 2018.
- d) Potable Water System – no repairs
- e) Irrigation system – repaired the main turn-on valve and installed a new manhole
- f) Roads – crack sealing performed October 2023.
- g) Entrance Bank Beautification – no work done
- h) Dangerous Dog – no activity

Capital Reserves – propose to continue at \$500 per owner/year (Annual dues \$1500).

New Business

The 2024-2025 budget spreadsheet was reviewed. Expenses from the previous year were discussed to help determine the appropriate budget for the new fiscal year.

Changes to the proposed budget included:

- 1) The \$1000 amount for the line item for "Small tree, shrub removal by groundskeeper" was moved to the "Tree Maintenance" line for a new total of \$4000.
- 2) A line was added for Boundary Adjustment legal and surveying in the amount of \$5000.

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Jenny Black, as treasurer, was given permission to access all bank accounts, and to add or subtract bank accounts as needed to manage the association's funds.

Gene Deluca brought up that the stairway near his unit going down to the lower lawn area needs the steps repaired. Craig Lawrence added that a handrail should also be added. Gene stated he considered making the repairs but since it was Association common area, he wasn't sure that was appropriate. Brett commented that multiple owners have made landscaping improvements along the bank, including stairways and rock walls, and those improvements have typically been considered to be for the sole use of the owner that made the improvement. He also brought up the fact that the lower lawn and gravel parking lot land belongs to Cove Heights, and that some of the hillside may also be included.

A boundary line discussion was initiated to address property that is owned by the Cove Heights. Proposed resolutions:

1. Approach Cove Heights association and seek to have the property gifted to COPA. There is little to no interest in buying the property from Cove Heights. This would facilitate a property boundary line adjustment.
2. A vote was approved to ask the Cove Heights to agree.
3. Boat trailer parking area is to be included in the request.
4. Several comments were made about liability if someone gets hurt on Cove Heights property, and the fact that COPA has maintained the property for many years.
5. A budget line was added to the annual budget document for expenses associated with this process.

Black Berry removal: Jessica, in unit 5, volunteered to seek quotations for BB removal.

A request was made that Brandon Anderson, in unit 6, reseed the upper lawn, as his construction equipment for his unapproved, and unpermitted construction project has killed not only his own grass, but his neighbors' grass as well. Consensus was that each home owner is responsible for maintaining the health of their grass. Tony shared that Brandon has already committed to the repairs.

Dangerous Dog attorney fee update. A line item was included in the budget for attorney fees in the amount of \$1000. The accumulated fees on Dennis' account will remain, as there is no court order to exclude/include, them in his account.

Tree Trimming: This will include some shrub removal. Pictures of trees for removal have already been provided. Landscaping costs are expected to increase.

There was a motion to approve the budget. The vote confirmed the approval of the budget with the additional line item for costs for the boundary adjustment.

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Meeting next year will be on the same Labor day weekend.

Penalties for rule breakers was discussed. Brett asked for a motion to implement rules and penalties.

Trace Collier made a motion to approve. Lori Lawrence seconded. There were 7 yes votes, and 6 no votes. Brett said he would send to the membership to vote, and the motion will pass if 60% vote yes.

A proposal to look into a property management company was made. Still properties was specifically noted. Trace Collier made a motion to incorporate a management company. Ken Petit seconded the motion. A vote was taken, and the proposal was defeated.

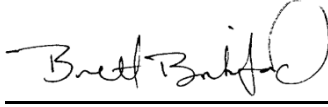
Board Members:

Trace Collier to leave the board after 6 or 7 years. Thanks Trace.

Please welcome new board members Mimmi Harkonen, Gene DeLuca, and Jessica Romero

A motion to close the meeting was made by Gene Deluca., it was seconded and the meeting closed at about 12 PM.

Meeting Minutes prepared by: Paul Cox, Secretary 2024-2025 Board

Reviewed by:  , President 2024-2025 Board
Brett Bickford