

Covered Bridge HOA Meeting

November 23, 2023

Meeting was called to order by President Cindy Hubbel at 10 am.

Board members present-Cindy Hubbel, Tom Wacker, Tom Taylor, Patty Hynes, Sue Lilly. Absent Connie Charles and Gavin Walls.

Please join in the Pledge of Allegiance and A Moment of Silence.

Cindy asked if there were any new residents as to welcome them to Covered Bridge.

Cindy thanked Phyllis Klase for taking last month's meeting's minutes.

Sue Read the Minutes from last month's meeting.

Patty motioned to approve the minutes with corrections of the number of 2- HD boxes from Comcast and John Colwell will be installing a shed on his lot. Tom Taylor supported. Motion carried.

TREASURER'S REPORT

In November Tom is required to come up with a draft of a Proposed 2024 Budget. This is for our routine expenditures, meaning the bills that we have to pay such as utilities, cable etc. These will only be the items on the Proposed Budget. We will need to discuss and make changes to the Budget to be presented and approved at the December meeting.

He commented on 4 board members are on the outgoing as of January 2024 and this will give them a budget to work with for the upcoming year. Maybe with four new members that they can work and plan together with the other board members to look into the Capital Budget for the long-term.

PRESIDENTS REPORT

Cindy asked for patience as this will be a long meeting.

The upcoming candidates asked to meet with Board members to "Clear the Air" before the election.

Cindy Hubbel, Kathy Hasse, Phyllis Klase, Patty Hynes met with the candidates regarding their concerns.

Cindy then called the attorney for references and clarifications.

The By-Laws were the correct ones handed out as no previous President meaning Tom Taylor or Cindy had made any changes to the By-Laws.

The question was brought up as to why we are paying an accountant for an audit? Unless you are bringing in less than \$500,000.00 you DO NOT need an audit.

One candidate wanted to put his own tag on the ballot box and suggested that the other candidates do the same. The attorney stated that only need TWO (2) tags will be placed on the ballot box, photographed and Opened at the end of voting by the Election Committee. No candidate can alter or interfere with a ballot box. Election workers will be on the Stage to open and count the ballots. There

will be ^{no} talking or interference from the candidates or public. Our Election Committee will consist of Kathy Haase, Julie Coor, Shirley Bott, Barbara Brigante, Linda Carl, Patty Shern and Linda Taylor.

Committee Reports

Ron Cobert – Architectural- reported on approvals for requests of residents. He also noted of county zoning ordinances that have changed for the block built homes. At this moment John Colwell was given permission to have his shed installed. John asked that the Board members sign a letter stating that he has permission.

Ron had a question for the Board to decide on –As of 2018 Covered Bridge collected a \$200.00 Fee for those residents who wished to build a carport. Will this continue? Discussion will be held at later date.

Tom Wacker-Bldgs & Grounds-We had a small group of workers on last month's Work Day, would like to see more help from the Community. The shed has new shelving and racks for the tools. The reasoning for the shed is not to have to hunt down all the tools and equipment for Work Day or other days when jobs are being done. Next Work Day will be December 9.

The fire pit-Please use only small amounts of wood and please do not leave anything in the Memorial Park Area. Please keep this area neat and tidy.

Frank Brown commented that he installed a Bluetooth speaker in the Pool Area. He will like to ask for volunteers to come help with the continuation of the strapping of the pool chairs at a later date. Cindy thanked him for his services of helping to maintain our pool.

Gene Fischer reported that he has 5 good spots left in the Compound for parking of trailers and boats. Thank you to the people who helped spread the shelling in the Compound. This area takes in approximately \$960.00 per year and this is used for covering the cost of repairs in this area.

Donna Palmatier Bobbi Snow reported on the Christmas Sale. She thanked all the many volunteers and Helpers. They had many items of Christmas clothing, dishes and trees and baked goods. They took in \$1914.70 with expenses of \$ 154.08 making a profit of \$1760.62.

Cindy commended the ladies on what a great couple of months of sales in the compound-July was approximately \$700, August was \$850 and October was \$932.-bringing in approximately \$2482.00. They said that they appreciated the many volunteers and donations from our community.

She also commented that they have had a great few months of donations and selling items at the Compound. Please come and volunteer and purchase items that you may need.

Theresa Ziegelbauer is taking over the decorations around Covered Bridge after Elaine Orr stepped down. She also teaches Line Dancing at the Clubhouse and does the sign out front with the nice comments.

Bob Evans reported on Neighborhood Watch rode around the community and found approximately 20 Coach Lights not on and reminded people to keep their Coach Lights in good working order.

Cindy read the upcoming Activities and they will be posted in the Echo and online. So watch for these important events.

Cindy reported on new changes for HOAs coming from the Governor's office. If a resident would like to bring a demand or issue before the HOA Board they must do so in writing _17___ days prior to the meeting. They will be given 3 minutes to talk and only talk about what they have put in writing. The Board does not have to make a decision at this time or make comments.

Also the Treasurer does not have to post the Treasurers Report-they only have to tell you the amounts at the monthly meeting. If you would like to see the Treasurer's Books you must make an appointment to do so.

We have to post an AGENDA 10 days prior to the monthly meeting and what we are going to talk about and nothing else!

We are following the Sunshine Rules.

OLD BUSINESS

John Colwell has been taken care of earlier in the meeting. Tom Taylor got a letter from attorney and John requested that the Board Members sign off giving him permission.

NEW BUSINESS

The residents from Peach Tree Street going out our bridge gate reminded our residents that the speed limit is 35 MPH. Please be considerate and watch your speed.

Frank Alcorn approached the issue of putting shade covers over the Corn hole Pads. K-Aluminum gave an estimate for materials of \$3795.00. These are for the structural posts that are precut and drilled ready to install and delivered.. The covers were saved from the old Shuffle Board Courts. He was going to get Albert Walker for an estimate and to do the cement pads for the support beams.

Patty motioned to approve the cost of the cover to the Corn hole pads. Tom Wacker supported. Motion carried.

RESIDENTS REMARKS

Mike Kraatz wanted to squash the rumor that he was not on the Architectual Committee. He says he's been on there 13-15 years.

Pool lighting in his opinion is way over done and should be addressed that it is shining in his house.

Claire Leffler gave a speech about her "ING-FAMILY"

Questioning, thinking, listening, ignoring and respecting. Her thoughts on making Covered Bridge a better place to live. Please check with the source to seek truths. Please communicate is key for respect. Pride in our Community and keeping up with this. Everyone is responsible.

She also gave a great demonstration on how to use the Scream Bag!

A standing ovation was given to Claire and Her Sister Sue. We cherish her respected opinion.

Nominees gave a speech of why they were running for the Board. Ruth Taylor chose an envelope of who was to be the first to speak. Speeches are attached to the minutes.

Jim Moore, Gene Fischer, Frank Brown, Phyllis, Patty Hynes, Kathy Gray, Ron Cobert and Kathy Fauchet.

Cindy thanked the Nominees. Keep Open Door Policy to keep communication open and to be aware.

Meeting was motioned to adjourn at 11:55 am by Patty. Supported by Tom W. Motion carried.

Respectively submitted,

Sue Lilly