

**COVINGTON RESERVE COMMUNITY ASSOCIATION, INC.  
ANNUAL MEETING  
SEPTEMBER 11, 2019  
FIRE STATION #19, 10116 COVINGTON ROAD, FORT WAYNE IN, 46804**

**The annual meeting of the Board of Directors was called to order by Patti Walters at 7:05PM**

**Board members present: Patti Walters, Tom Behrns, Ken Vaughn and Joan Corry.  
Newcomb Management Group: Court Newcomb**

**Patti asked for a moment of silence in remembrance of 911 and our residents that have passed away this past year. Donna Stroble, Tony Lavka, Herb McPeek, Roger Pfughaupt, Marjorie Gunkler and Joanne Snyder. Patti also introduced the Board of Directors and Court Newcomb our property manager. Jennifer Kruse, Jim Frey and Ash Pandit from the ACC committee were also introduced. Patti recognized new residents Debra Clarke, Barbara Cox, Richard and Barbara Edgar, Robert and Rebecca Flesher, Steve and Sheila Goldthwaite, Julian and Lori Rector, Brad Stinson and Robert and Elsa Wagner. Patti informed the residence nine properties have been sold from May thru August.**

**Certification of Proxies: Resident, Marilyn Yoder, Newcomb Group, Court Newcomb and Rob Aplin, Covington Reserve Association Attorney will certify all ballots counted.**

**SECRETARY'S REPORT: Minutes from the September 12<sup>th</sup>, 2018  
Tom Behrns made correction to minutes of: Change water and sewer reimbursement from \$13,000.00 to \$1,300.00. Minutes from September 12<sup>th</sup>, 2018 ANNUAL MEETING were accepted and approved with amendment.**

- YEAR IN REVIEW:**
- 1. All residents current on dues**
  - 2. Appointed new ACC Committee**
  - 3. Signed 5 year contract with Leeper's  
Changed insurance company for better rate**
  - 4. 22 mail mail box stations were replaced with larger mail boxes. New paint applied to all posts. All mail boxes now meet U.S. postal codes. Old vegetation removed and replaced with mulch.**
  - 5. 9 homes sold between May and September.**
  - 6. Common area in front updated with half the trees removed and remaining trees were pruned.**

7. No trespassing signs replaced with product requiring no upkeep.
8. Street signs stained matching mailboxes.
9. Culvert project is being addressed this winter in its entirety.
10. 55 informational emails were sent to residents.

**COMMITTEE REPORTS:** Jennifer Kruse of the ACC committee reported 17 requests were submitted to the committee. 11 were approved, 4 denials, 1 waiting on Information and 1 violation were sent. 11 single units are left for roof replacement and 2 double units.

**TREASURE'S REPORT & PRESENTATION OF**

**2020 Budget:** Court reported the 2019 budget is on target. There will be no dues increase in 2020. However, home owners may see an increase in 2021. This will be at the Boards discretion per bylaws and covenants. Covington Reserve has not seen a dues increase in 10 years. Residents will see an increase for Leeper Lawn for 2020 due to grub control added to our contract. Also a slight increase for Newcomb Group due to additional time devoted to Covington Reserve. With a vote of 44 yes and 16 no the 2020 budget was approved and accepted.

<b>Funds available 9-11-2019</b>	<b>Operations Checking:</b>	<b>\$ 34,530.58</b>
	<b>Capital Fund</b>	<b>4,961.80</b>
	<b>Capital CD</b>	<b>100,821.43</b>
	<b>Total Assets</b>	<b>\$140,313.88</b>

**ELECTION OF 2019/2020** Two Board positions were open No nominations were accepted from the floor per bylaws and covenants. Running for these position were Ken Vaughn and Brad Stinson. Each candidate gave a brief synopsis of their community involvement. After votes were calculated the results were announced. New Board Member 2019/2020 will be Ken Vaughn and Brad Stinson.

**OTHER BUSINESS:** Five residents requested to the Secretary of the Board to speak at the Annual Meeting. Each resident spoke on a specific topic.

<b>Kathy Candioto</b>	<b>Topic:</b>	<b>Fiscal responsibility</b>
<b>Jackie Clausen</b>	<b>Topic:</b>	<b>Board and ACC committee be kinder to residents.</b>
<b>Connie Gregory</b>	<b>Topic:</b>	<b>Let neighborhood live in harmony.</b>
<b>Nancy Lindsey</b>	<b>Topic:</b>	<b>Request for Board to reconsider letting residents volunteer within community.</b>
<b>Don Parrish</b>	<b>Topic:</b>	<b>Pleasures of living in Covington Reserve.</b>

Meeting adjourned 8:40

Joan Corry, Secretary, Covington Reserve Board

*Accepted as is. 9/9/2020  
Joan Corry Secretary of Board*