

ANNUAL MEMBERSHIP MEETING
Cumberland Cove Property Owners Association
October 4, 2011

President Ted Hennis called the Annual Membership meeting to order at 7:00 p.m. President Hennis requested that Beverly Press act as Secretary and take the minutes since the Secretary, Tim Schmidt, was leaving on a trip tomorrow and would not have time to prepare the minutes.

In attendance were the following:

Chuck Gazlay
Ted Hennis
Debbie Melgar
Don Morandini
Diane Ludwig
Beverly Press
Skip Ritter
Tim Schmidt
June Singleton

Tim Schmidt read the minutes of the 2010 annual meeting and they were approved by the membership in attendance.

Annual Financial Report:

Skip Ritter, Treasurer, presented the report.

- Total current assets: \$354,200; total fixed assets: \$233,572; total assets \$587,772.
- Total expenses met our projected budget.
- Total expenses for the water account: \$77,418.
- 87% of assessments was received on the main account and 98% received on the water account.
- Nine properties were foreclosed on for unpaid water assessments; seven of those were sold.
- Eleven properties currently have judgments and waiting for the sale date; fourteen additional properties have liens and ten bankruptcies were filed by property owners.
- Projects funded this year included water in the Cove; additional fire hydrants; converted the accounting system from MAS 90 to Quick Books; bought new furniture for the Welcome Center lobby; new carpeting in the community room; new roof and siding on the Welcome Center building; the Center interior was painted and donations were made to various community organizations.
- Services provided included: security service coverage was increased during hunting season, Welcome Center office staff, city water connected at the Maintenance Building, mowing and trimming at the entrances, parks and right of way.

Committee Chairpersons' Annual Reports

Election Committee Report

Nick Axen, Chairman of the Election Committee, presented his report. There were five board positions available and five persons submitted applications. In accordance with our By-Laws, sections 7.2.1 and 7.2.2, ballots did not have to be sent out to the membership. Four of the members were present to be sworn in. The fifth, Harris Vandergriff, was out of town and will be sworn in within 10 days, when he returns from his trip. The oath will be administered following the committee reports.

Security:

Bob Wolfe reported that there were 58 reported incidents in the Cove from January 2011 to October 1, 2011, a 23% decrease since last year. The security contract went out for bids for the upcoming contract, 2012-2013 years in August. The committee will review them and make it's recommendation to the board at the November and December meetings.

Roads:

John Ludwig thanked his Road Committee members for their labors during the year. John reported that Putnam County tarred and chipped 4 miles of County road at a total cost to them of \$104,950. Cumberland County tarred and chipped 3 miles at a total cost to them of \$105,259. Four ditches were cleared and 132 trees on the right-of-ways were removed by the committee. To date we plowed 946 miles and used 52 tons of salt and 13 tons of sand/grit. The blade on the snowplow was replaced at a cost of \$287. All potholes in both counties were mapped for repair. The third mowing will begin this month.

ECC:

In the absence of Fred Guinazzo, Chuck Gazlay presented the report. Chuck stated that 20 new homes were built, 24 outbuildings, 12 garages, 18 driveways, 9 sheds/carports and 3 fences. The ECC, with board approval, changed the ECC rule regarding home additions for the purpose of building a "mother-in-law" type residence. The committee is presently working with the board to revise the interpretation of the covenants 9.4 regarding parking.

Budget:

Larry Meyer, the chairman, reported that the committee would be meeting this month to formulate the new budget for presentation to the board. Larry stated that the committee needs more members and volunteers would be appreciated.

Activities:

Debbie Melgar reported that during the year, we had the following events: Halloween party, Thanksgiving dinner, Christmas party, Memorial Day, July 4th, and Labor Day dinners. Volunteers are needed to assist in the upcoming events.

Helping Hands:

Peggy Bumgarner presented the report in the absence of Pat Miko who recently accepted the position of chairperson. Volunteers are desperately needed to assist in the various deeds such as driving people to doctors/groceries, cutting fallen trees on driveways, yard cleanup, helping someone who has fallen down, etc. There is a sign-up sheet at the front desk.

Parks and Trails:

Charlie Massey reported that the committee accomplished the following: replaced the washed out bridge at Devil's Creek, added support for the big bridge on Bridge Creek, rerouted the trail on Cowpens Trail at Turkey Creek to stop erosion, installed a new bench on Stillhouse Trail Memorial Park, installed and secured 2 picnic tables in Overlook and Eagle Flight Parks, installed a one lane bridge at Big Misery trail in Eagle Flight Park, installed 3 water dams on trails in 2 parks for erosion control, mulched 2 parks entrance paths with heavier materials, sprayed the Welcome Center and road entrances for weeds and cleaned all the trails of fallen trees.

Buildings:

Moses Johnson reported that numerous improvements and repairs to the Welcome Center were made during the past year and enumerated some. Siding was installed on the building, ventilation fans and roof were added to the BBQ shed, a bulletin board was added to the entrance of the building, indoor carpeting was replaced, the outside A/C unit motor and inside fan motor were replaced, window/door shades were added, the interior building offices were repainted, and the patio fans were replaced.

Entrances:

Lowell Perkey reported that in addition to maintaining the five entrances to the Cove, the committee undertook responsibility for the landscaped area in front of the Welcome Center, including the veteran's memorial. Some of the bushes in front of the Welcome Center have been replaced, blooming flowers were planted at the entrances and some of the older ones replaced. Maintaining the entrances not only includes planting, but weeding, fertilizing, applying insecticides, watering and trimming bushes. This year, 18 residents of the Cove volunteered their time and talent in an effort to keep Cumberland Cove an appealing place to live. Lowell thanked all his volunteers.

Children's Events:

Debbie Melgar reported that in December of last year, volunteers assembled 375 Christmas bags for the children of Uffelman Elementary, and the two pre-k classes at Burks Middle School. Donations were received from Flowers Bakery, Conley Fruit Company in Florida and many donations from Cove residents. A new Santa suit was purchased. We gave a \$100. donation to Burks Middle School for the music program to purchase flutes, and a \$100. donation to Monterey Senior High School for Project Graduation. Donations and volunteers will be needed again for this Christmas.

President's Annual Report

President Hennis thanked all the many volunteers who worked for the Cove during the last year. Ted reported that in May 2011, there was \$128,593 still owed on the Water Account, and as of October, only \$68,660 is still owed. We foreclosed on 6 lots and sold 4 of them, so the POA still owns 2. Anyone interested in purchasing them should fill out a bid request and it will be considered. Ted advised the membership that if they have any concerns regarding the Cove they should feel free to call him or any board member. His report concluded, the president asked Nick Axen to install the newly elected members.

Nick Axen congratulated and administered the oath to the following members for a two-year term: Ted Hennis, Diane Ludwig, Beverly Press and Tim Schmidt.

Since the full board was not installed, the parliamentarian, Mary Jo Meyer suggested that the election of officers be held off until the full board was installed. With the consensus of the board, the monthly October meeting was moved up to Monday, October 24th at 1:00 p.m., at which time Harris Vandergriff will be installed and the election of officers will be held.

There being no further business, the membership approved the closing of the Annual Meeting at 7:40 p.m.

Respectfully submitted,

Beverly Press
Board Member