

**Board of Directors Meeting  
Cumberland Cove Property Owners Association  
July 6, 2010**

President Ted Hennis called the meeting to order at 7:10 p.m. Beverly Press, board member, was asked to take the minutes in the absence of Bob Riker, Secretary. Attendance was taken with the following board members present:

Ted Hennis  
Debbie Melgar  
Don Morandini  
Beverly Press  
Skip Ritter  
Marvin Rose  
Tim Schmidt  
Ron Williamson  
Robert Riker was absent.

Motion was made by Debbi Melgar and seconded by Tim Schmidt to waive the reading of the June 1, 2010 board minutes. The motion was unanimously approved.

There being no additions, deletions or corrections:

Motion was made by Beverly Press, seconded by Debbi Melgar and unanimously approved to accept the minutes of the June 1, 2010 meeting as written. The motion carried unanimously.

The treasurer, Don Morandini presented the June 2010 financial reports for the general and water accounts. The current status reports detailing the cash accounts and income and expenses for June are attached to these minutes and are available for review at the Welcome Center and on the Cove website. After questions:

Motion was made by Tim Schmidt and seconded by Ron Williamson that the treasurer's report be accepted and filed for audit. The motion carried unanimously.

**Committee Reports**

**Security:**

Bob Wolfe reported that there were a few minor incidents in the Cove. The security

committee made a request to the board for additional security guard hours be increased during the summer month, May through September. The board will take it under consideration under emergency business.

**Roads:**

John Ludwig reported that the second mowing of the roadsides will begin by the end of July. Over 100,000 feet of pipe has been layed out by the construction company. They are ahead of schedule. The dirt piles seen along the sides will be used to back fill the trenches after the ground has settled. One of the gas pipes exploded on Chinkapin Trail when the water company hit it while digging. The equipment was destroyed, but luckily the operator was not seriously injured.

**ECC:**

Fred Guinazzo stated that building and renovations were slow in the Cove. A few homes are being completed and a few driveways and sheds have been built.

**Budget:**

There was no report from the budget committee. The president announced that volunteers are needed for the committee. Anyone interested should contact Ted Hennis or Phil Brown.

**Activities:**

There was no report, but the president thanked Karen Staub and all the volunteers who worked on our great Independence Day cookout.

**Parks and Trails and Buildings:**

The fence at Memorial Park is now completed. Ted Hennis commended Moses Johnson on the completion of the air conditioning at the Welcome Center as well as all the work done there.

**Entrances:**

No report. Ted Hennis requested volunteers to assist Lowell Perkey and his group in watering the plants and flowers at the Cove entrances.

**Helping Hands:** No report.

**Children's Events:** No report.

**Election:**

There are four board openings. To date only one application has been picked up. The applications are at the Welcome Center. If four or less persons apply, there will not have to be an election. Five or more persons will require that ballots be mailed out to all property owners.

The president distributed the "Code of Conduct" to the board members and requested that they review and observe them.

### **President's Report**

The president reported on the status of the owners who hadn't paid their water assessment. He reviewed the number of defaults and the number of persons who had judgments. Liens are still on the properties and will not be released until payments are made.

The roof at the Welcome Center is in disrepair and bids were requested from three roof companies. The president's report completed, the board will review and select the roofer in old business.

### **Old Business**

The board reviewed the three bids for the roof repair. After discussion:

Motion was made by Ron Williamson and seconded by Marvin Rose to reward the bid to A-1 Roofing, Inc. for a price of \$9,359.41. A roll call vote was taken and the bid was unanimously approved.

Further discussion followed regarding the replacement of the roof on the Bar-B-Q shed at a cost of \$500.00. After discussion:

Motion was made by Marvin Rose and seconded by Debbi Melgar to have A-1 Roofing repair the roof on the shed at a cost of \$500.00. A roll call vote was taken and all voted yes except Ted Hennis who voted no. The motion passed with a vote of 7 to 1.

The president requested that Moses Johnson meet with the roofers and look into having a vent installed in the shed.

The next item under discussion was the renovation of the front desk area at the Welcome Center. Two of the three final bids came in, Ciao Bella & Cambridge Cabinets. This item had been discussed at prior meetings and the design finally agreed upon by board and staff.

Motion was made by Skip Ritter and seconded by Don Morandini to accept the bid of \$5,450.00 submitted by Ciao Bella and to modify the design with a glass front panel of 12 inches. A roll call was taken and the motion passed.

unanimously.

Although items purchased under \$500.00 do not have to have board approval, a request was made for the purchase of a new recorder for the board. A consensus was taken to purchase the recorder.

The next item was the staff position of Assistant to the Treasurer. After discussion:

Motion was made by Ted Hennis and seconded by Marvin Rose to change Peggy Bumgarner's title to Office Manager/Assistant to the Treasurer and increase her salary to \$ 12.00 per hour. After discussion the motion failed.

Further discussion followed and:

Motion was made by Ron Williamson and seconded by Debbi Melgar to send the item to the personnel committee for a salary scale and job description to be developed. In the meantime Peggy's salary is to be temporarily increased to \$12.00 per hour. This is to be submitted to the board at the August 3<sup>rd</sup> meeting. A roll call vote was taken and the motion passed unanimously.

### **New Business**

There is a problem with the bathroom plumbing at the maintenance building. We also have a request to hook up the water supply to Catoosa water. The president requested that Moses Johnson check it all out and report back to the board.

Ted Hennis requested that the board consider increasing the annual assessment from \$99.00 to \$100.00.

These items will be up for discussion at the August board meeting.

### **Emergency Business**

Motion was made by Debbi Melgar and seconded by Tim Schmidt to open emergency business. The motion carried unanimously.

After discussion:

Motion was made by Skip Ritter and seconded by Debbi Melgar to increase the hours for security an additional 10 hours a week until September 15,2010. The motion carried unanimously. The board voted unanimously to close emergency business.

There being no further business or discussion:

Motion was made by Marvin Rose and seconded by Debbi Melgar to adjourn and was unanimously approved.

The meeting closed at 8:30 p.m.

Next Meeting  
Tuesday, August 3, 2010 at 7:00 p.m.  
Open Forum at 6:30 p.m.