

**NATURE'S COVE
HOME OWNER'S
ASSOCIATION**



**ANNUAL MEETING MINUTES
NATURE'S COVE HOME OWNER'S ASSOCIATION**

Date Tuesday, August 31, 2010
Time 6:53 PM
Where 902 Nature's Cove Road (Bill and Luis' home)
Event Annual HO's Association meeting

A notice was sent to all homeowners 14 days prior to the meeting regarding budget and proxy. Three proxies were sent in. All but 1 homeowner are eligible to vote. NCR 765 did not pay 2009-2010 dues in full. Letters were sent.

The Board can vote to accelerate 2010-2011 community assessment to include the past due amount of \$72.74 plus 4 payments. Nancy made motion, Brenda second. All in favor.

1. Meeting Minutes from Annual Meeting September 10, 2009

Nancy approved minutes of last year, Liz second - All in favor.

2. President's Report

Landscaping is almost done. North end and South end don't look alike. Costs turned out to be higher (plant additions). 1st draft was \$15,000, was cut back to \$12,000. Had to be changed for water flow. \$410 worth more plants were added which was not part of the proposal. Nancy counted them. Brian of Juniper Landscape was absent due to illness in his family. We paid in good faith. North end not done as designed which was not agreed on. Association will contact him. Pentas could be changed to Impatiens - will be changed back to a colorful plant for the season. Complete north end at no additional cost is what we would like to discuss

with Brian. Sod was filled in on SE 5th which causes no drop off. 1 pallet in addition to bill. We would like to try and keep area mulched will determine when it needs to be done. (20 bags of mulch was needed to start with)

3. Treasure Report

3.1. The Association's current bank balance: \$6,849.51.

(Unexpected costs: \$350.00 for foreclosure on one property)

\$4,901.61 is needed to for all remaining costs.

3.2. Seal Coat Road and Lights

Light signage at each end. FPL estimated costs \$692.100 x 2 to install a riser at each pole. In addition an electrician needs to be hired to pull permit.

Fee not known as yet will be done asap.

3.3. One spot in the road appeared at the last home on the North end, that needs to be cut out and filled. Luis to look into seal coating of the road. We will have to do ½ road at a time and park in front of our neighbors homes for a couple of days. Please be courteous. Exact costs to follow.

4. Budget 2011

We raised the landscaping budget (\$1,000.00) to add or replace plants.

2010 was \$9,900.

The new budget was reviewed.

The new annual HOA fee will be \$611.94 / \$153.00 per quarter.

Nancy moves to pass budget, Brenda second - All in favor.

5. Election of HOA Officers for 2010/ 2011

Luis Ramoli President

Bill Harris Vice President

Nancy Vaniman - Treasurer

Katja Rauhe Secretary

Liz Shuey Mediator

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6. Old Business

None

7. New Business

7.1. Juniper Landscaping is thought of to cut grass and do weeding.

The Association agrees on them doing a great job since they've planted all the plants and keep them nice looking.

Association invested a lot of money. Probably too expensive.

7.2. John Waller - signage - preventive maintenance to all signs is planned.

Art-way sign. Children sign fell down (rusted nail) at the north end of property which was fixed by Tim.

Meeting adjourned at 7:44 pm