

**NATURE'S COVE  
HOMEOWNER'S  
ASSOCIATION**



**BOARD MEETING MINUTES  
NATURE'S COVE HOMEOWNER'S ASSOCIATION**

**Date** Thursday, Aug 29, 2013  
**Time** 6:45 PM  
**Where** 902 Nature's Cove Road  
**Event** HO's Association Board Meeting

**Agenda**

- 1. Call to Order**
- 2. Reading of last meeting's minutes**
- 3. Officer's Reports**
- 4. Committee Reports**
- 5. Old business**
- 6. New business**
- 7. Adjournment**

1. The meeting was called to order at 6.55pm by president Bill Harris

**2. Attendees:**

Bill Harris - President  
Carolyn Robertson - Vice President  
Nancy Vaniman - Treasurer  
Katja Rauhe - Secretary  
Steven Paoletta - Architectural committee  
Luis Rimoli - Board member

Homeowners: Ed Grayson, Pat Bacca, Sascha Rauhe

3. Nancy moves to waive reading the meeting minutes from last meeting. All in favor

#### 4. Officer's Reports

President's Report (Bill):

Nothing to report

Secretary's Report (Katja):

Nothing to report

Treasurer's Report (Nancy):

HOA Dues not paid by 820 NCR

Approval of 2013-2014 Budget — End of year bank balance: 2,439\$

Explanation of budget:

Ficus:

Nancy proposed to remove all ficus on HOA costs (included in new budget proposal).

Last month we got 2 quotes for ficus removal

1. Quote: 7,700\$ total by Smiths Enterprise;
2. Quote: (Raul Debra's) per house total: 4,752\$

Nancy: Board needs to decide what to do with ficus. All agree. Board will work each homeowner that has ficus (maybe give 2 options everyone can choose from). Board decided, that Association will pay for removal and replacing some of landscaping.

Ed Grayson notes that current landscaping is in bad shape throughout the neighborhood, work is poor quality (brown lawn, weeds). Will suggests some alternative landscapers. Nancy agrees and also mentioned HOA never paid as much before. CJ agrees.. Discussion.

Luis: we should give a 4 week warning and looking for bids in the meantime  
Board decides to give him a 1 mo warning. Ed has few names he will provide to the board so proposals can be collected.

Carolyn: notes that tree grows into wall by 760 NCR asking should we do anything?

Nancy: we are responsible for wall but have to obey to county rules.

Bill: we will walk and inspect wall.

New signs (by neighborhood entries)

Bill: old signs (4) were 1685\$/ piece, - estimate 5k for total replacement = very pricy.

Katja: suggests to only keep 2 signs on right side.

Ed: says because we have no lighting we need 4 signs - otherwise won't be visible enough.

Insurance: Bill is meeting to get new quotes for insurance renewal.

Pest control: keeping same right now

432\$ new estimate for power

New budget: 30,072 \$

**New assessment: 27,213.**

**Each HO: 878.00\$ - payable in full up front or in quarterly installments**

Carolyn makes motion to approve budget, all approve.

## **5. Committee Reports**

Nothing to report

## **6. Old Business**

None discussed.

## **7. New Business**

### *Ficus*

Taking out ficus causes new landscaping quote needed (see above).

### *Landscaping*

Grass in bad condition after raining season needs replacement

### *Outside wall painting*

Plan to do next year, on as needed basis as well as cameras, pressure washing road.

We wrote a letter to 860 about yard responsibility. Will need another letter.

Nancy: We need to schedule annual meeting. Board will schedule asap.

## **9. Adjournment**

Nancy moves to adjourn the meeting, Bill seconds. All in favor.

Meeting adjourned at 7:55pm

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