

Cumberland Cove Property Owners Association  
Minutes of Regular Board Meeting  
January 9, 2018

Call to Order

Meeting called to order at 7:00 P.M.

Roll Call:

Bob Grubb	Gail Haggard
Al Singleton	Carol Haney
Ginger Arthur	Debbie Melgar
Fred Guinazzo	

Members absent:

Cathy Frank  
Pat Robbins

A quorum was established

A motion was made by Debbie Melgar to table approval of the minutes until the February meeting. The motion was seconded. The motion carried.

Treasurers Report

The treasurers report was read by Fred Guinazzo. The report was submitted and filed for audit.

Presidents Report

Debbie Melgar advised that under the new budget the annual dues for property owners will be \$ 110.00 per year.

Debbie Melgar advised that our Firewise Program has acquired a 2010 Ford F-150 pickup truck to replce the truck that was previoully taken out of service. She also stated that the Firewise Committee elected two new chairmen, James Schaffner and Jon Brasseur. They are both retired firefighters and bring over 50 years of collective service to the committee.

Debbie Melgar reported on a burglary to the storage shed at the welcome center. There was nothing of value taken. At the time of the burglary, our security camera system malfunctioned. That system is still being repaired.

Debbie Melgar advised that the board would be voting on a new contract for our current security company. This contract will be for a period of two years. It is fundamentally the same contract we have now. It does reflect a wage increase of 43 cents per hour.

There will be a bylaws workshop held at the welcome center on January 23, 2018 at 10:00 A.M. All members are welcome to attend.

Debbie Melgar announced that the E.C.C. Committee is looking for new applicants. Any member is welcome to apply.

It was announced that there will be a pancake breakfast held at the welcome center Saturday, January 20, 2018 at 9:00 A.M. Immediately afterwards the Trails Committee will conduct a hike.

#### Open Discussion

It was decided to leave the motion, previously submitted by Gail Haggard regarding the usage agreement, tabled until after a workshop is held.

A motion was made by Debbie Melgar to rescind a motion she previously made at the November 2018 meeting regarding the retention of audio tapes of our monthly meetings. The motion was seconded. The motion carried.

Gail Haggard asked to be assigned to the personnel committee. Debbie Melgar stated that will be addressed at the February 2018 meeting.

#### Old Business

A motion was made by Gail Haggard to direct the election committee chairperson to seek bids on a third party company to handle the entire election process to include the mailing of ballots, handling of the return ballots and the counting of the ballots. These bids will contain the entire cost of the election process.

She further moved that this research be completed and submitted to the board for consideration no later than March 30, 2018.

The motion was seconded. The motion carried.

## New Business

A motion was made by Al Singleton to approve the previously submitted security contract. The motion was seconded. The motion carried.

A motion was made by Debbie Melgar that we accept the cleaning contract bid submitted by Lesa F. Phillips. Regular cleaning will be done two times a month at a cost of \$100.00 for each cleaning. Spring and Fall cleaning will be done at a cost of \$100.00 for each cleaning. Note: Spring and Fall cleaning will be done once each season and will be in addition to the regular scheduled cleaning. The motion was seconded. The motion carried.

A motion was made by Debbie Melgar, as both employees are due their annual raises, to increase their salary 3% based on the annual pay schedule. That would bring employee A to \$ 12.36 an hour effective January 1, 2018 and employee B to \$ 9.27 an hour effective January 23, 2018.

Motion to adjourn at 7:38 P.M. Motion carried.

Submitted by,

Al Singleton, Secretary

Next Scheduled Board Meeting  
February 13,2018  
Open Forum 6:30 P.M.  
Board Meeting 7:00 P.M.