

Cumberland Cove Property Owner's Association

Minutes of Regular Board Meeting

February 13, 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 Gail Haggard to approve the minutes of the November 7, 2017 board meeting. The motion was seconded. The motion passed.

A motion was made by Bob Grubb to approve the minutes of the January 9, 2018 board meeting. The motion was seconded. The motion passed.

Treasurers Report:

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

Committee Reports (available on the POA website)

John Logsdon reported on the activities of the election committee.

Elton Warren reported on the ECC Committee. He mentioned the committee was doing research on traditional homes, such as 1odular.

Chuck Knarr reported on the budget committee. He mentioned his committee has grown from four to six members.

### Presidents Report:

Debbie Melgar reported that the security cameras in the welcome center have been repaired and they are now functioning.

Debbie Melgar reported that in November 2017 certified letters went out to past due accounts. That resulted in 49 payments received, accounting for \$ 5,194.00 being collected.

Debbie Melgar stated that an auto accident in July 2017 resulted in some damage to the entranceway on Cumberland Cove Road. We are continuing to negotiate with the insurance companies involved to repair that damage.

We are still in the process of receiving price estimates to replace the flooring in the Welcome Center.

We are continuing to work on amending the Welcome Center usage agreement.

Bob Maki continues to work on our website redesign project. There will be a meeting on this topic Wednesday, February 14, 2018 at 10:00 A.M.

There will be a newcomers meeting Saturday, February 17, 2018 from 5:00 to 5:45 P.M. at the Welcome Center. These meetings will be held quarterly.

There will be a By-laws Committee meeting Tuesday, February 27, 2018 at 10:00 A.M. at the Welcome Center.

### Open Discussion:

The issue of changing the by-laws for Board Members to serve three year terms will be addressed by the By-laws Committee when they meet on February 27<sup>th</sup>.

There was a discussion whether a personnel committee should be formed to evaluate the office staff. It was decided that a motion will be submitted at the March board meeting to address this issue.

Gail Haggard questioned whether accounting issues raised in the 2015/2016 reviews had been addressed. It was announced that Gail Morton would be present at the March board meeting to address those concerns.

Gail Haggard submitted a motion that a policy be established that a financial audit of the POA finances be performed every fourth year, barring no financial anomalies as determined by the board. There was no second. Motion failed.

Gail Haggard raised the issue whether our contract bookkeeping service was meeting the goals set for them. Fred Guinazzo satisfactorily addressed those questions.

Gail Haggard suggested that committee reports be submitted to the office earlier to give Board Members more time to review them prior to board meetings. This was agreed to.

Debbie Melgar stated that the Parks and Trails Committee will be submitting a proposal at the March board meeting regarding installation of park benches.

Gail Haggard suggested a workshop might be in order regarding the Welcome Center flooring. It was determined to make that decision after receiving the cost estimates.

Old Business:

Debbie Melgar asked all Board Members to review her previously submitted proposal regarding access to the office safe so this can be dealt with at the next board meeting.

New Business:

Bob Grubb submitted a motion that we approve the appointment of Nancy Grubb, Valerie Sizemore, Karen Logsdon, Deborah Maki, Judy Full and Lucia Cockley to the 2018 Election Committee as presented to the board by John Logsdon, Election Committee Chair. The motion was seconded. Motion carried.

Debbie Melgar submitted a motion to approve the appointment of Terry Moul to the ECC Committee as recommended by the ECC Chairperson. The motion was seconded. The motion carried.

Gail Haggard submitted a motion that the Building and Entrances Committee be split into separate committees. Both committees will have their own chairperson and will do their own budgets and monthly reports. The motion was seconded. Motion carried.

Motion to adjourn at 8:05 P.M.

Motion carried.

Submitted by,  
Al Singleton, Secretary

Next scheduled board meeting  
March 13, 2018  
Open Forum 6:30 P.M.  
Board Meeting 7:00 P.M.