

COVINGTON WEST HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING ♦ MONDAY, OCTOBER 7, 2024

ANNUAL HOA MEETING MINUTES

Meeting Location	Sugar Land Branch Library’s Meeting Room at 550 Eldridge Road.	
Board Members Present	Barry Young	President
	Paul Clayton	Director/Treasurer
	Donna Goll	Director/Secretary
Committee Members Present	Karen Robertson	Deed Restriction Compliance Chair
	Linda Murdock	Architectural Control Committee Chair
	Julie Osborn	Social Communications Chair
	Dario Roth	Grounds Chair

I. CALL TO ORDER

HOA President Barry Young called the meeting to order at 6:30 p.m., welcomed the homeowners, and introduced the Board Members and Committee Chairpersons. Announced Annual HOA Meetings will now return to being held in October (based on dates available at the library) instead of December.

II. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA Secretary Donna Goll reviewed previous minutes of the Annual Meeting from December 2023 & they were approved as read.

III. ELECTION OF BOARD MEMBERS

After requests for candidate nominations for all three of the HOA Board positions for 2025 were sent out, no nominations were received. The current Board members agreed to serve again for the 2025 term. They were elected by acclamation (voice vote) after a motion to re-elect the current board members was passed unanimously (see Texas State Property Code 209.058(c)).

IV. COMMITTEE REPORTS

- A. **Deed Restrictions** – *DRC Chair Karen Robertson* identified that the majority of violations in the subdivision are overgrown yards and garbage cans left in the street or in front of garage doors instead of being kept out of sight after pickup. Other infractions occur, but not at as high of a level as the two mentioned above.
- B. **Architectural Control** – *ACC Chair Linda Murdock* reported that she has received 29 requests for approval for renovation work. All requests were approved. Two homeowners took advantage of the City’s Great Homes Program which provides rebates for any work that improves the exterior of their homes.
- C. **Social Communications** – *Social Communication Chair Julie Osborn* was thanked for stepping up to reinstate & publish the new Covington West (CW) Quarterly Newsletter and putting in all the hard work to make our subdivision’s National Night Out a great event. Ms. Osborn reported that the Winter CW newsletter will go out again in December. She has also sent out notices about a Fall door decorating contest and will send out another one for a holiday yard decorating contest in December. The winner will receive a yard sign indicating that they won and a prize will be provided.
- D. **Grounds** – *Grounds Chair Dario Roth* reported on refurbishing the park benches at the Arcadia median, and informed everyone he is reporting streetlights that are not working and cracked sidewalks to the City.

V. FINANCIAL REPORT

HOA Treasurer Paul Clayton presented the financial report for the subdivision and passed out copies to the homeowners. The report is for nine months - January 1, 2024, to October 7, 2024. Not included were future attorney's fees for evaluating the updated Covenants, Conditions, and Restrictions for Covington West HOA which could be significant. Treasurer Clayton then discussed expenditures involving:

- costs for mowing the HOA property around the CW sign and the Arcadia median
- cost of mosquito spraying
- cost of watering the two common areas

Treasurer Clayton mentioned that the Board increased real estate transaction document fees for home sales in the subdivision. He asked if members knew of anyone who could build a new Covington West website or maintain the current website we have. This is an expense that the board would like to reduce.

HOA President Young reported that the Board has looked at current expenses, including projected expenses for the remaining months of this year, and they will be raising the annual HOA Maintenance Fee from \$50.75 to \$53.00 for the upcoming year 2025 based on the maximum of 6% allowed per year.

VI. OLD BUSINESS/UNFINISHED BUSINESS

HOA Secretary Goll highlighted the work that has been done in the past year in the subdivision. This includes irrigation at both the front sign and the Arcadia median, putting solar lights in at the front sign, and removal of a large dead tree in the Arcadia median. This was only accomplished because of homeowners who volunteered their time for this work to be done.

Also, Secretary Goll reported that the HOA Board met with the City of Sugar Land regarding the condition of City owned fences at the end of Greenway and Arcadia, and at the Apple cul-du-sac. They were in poor condition, and some were falling down. Unfortunately, the City would not replace them because they no longer wanted to be in the fence business. However, they did agree to remove the fences permanently and replace them with barricades at the dead ends of Greenway and Arcadia. Since Apple is a cul-du-sac, barricades were not needed there. The fence removal has been completed.

VII. NEW BUSINESS

Covington West & Imperial Woods Drainage Project: HOA President Young reported on the City's project. It appears the contractors will be coming into the subdivision in April 2025. This will affect part of Greenway to Arcadia then onto Arcadia and will stop just past Michele on Arcadia. The contractors will not be going down Michele or will not be digging anywhere else in the subdivision. There are currently electrical and cable workers in the subdivision.

Revised/Proposed Deed Restrictions: ACC Chair Linda Murdock reported a Governing Documents committee was formed to work on updating the Covington West Covenants and Deed Restrictions due to the fact that a review is needed based on the current documents' 10 year timetable (amended in 2015). The committee consisted of Linda Murdock, Donna Goll, and Karen Robertson. Wording was revised and additions were added to conform with City of Sugar Land and State of Texas Codes. After the documents are evaluated by an attorney, they will need to be approved by 51% of the homeowners and the signatures notarized.

The board meeting was adjourned by HOA President Young at 7:47 p.m.
These minutes were approved by the HOA Board of Directors.

Donna Goll, Board Member/Secretary

Date: 10/10/2024