



# COMANCHE COVE OWNERS ASSOCIATION

## BOARD OF DIRECTORS MONTHLY MEETING

MINUTES: June 9, 2022

The Comanche Cove Owners Association monthly Board of Directors meeting was held on Thursday, June 9, 2022 in the Community Center at Comanche Cove. Board Members present; Ann Grasty, Danny Wilson, Peggy Manion, Teresa Espinoza, Theresa Lewis, and Nancy McCalip. Linda Thacker was absent.

**Meeting Called to Order:** Vice President, Danny Wilson called the meeting to order at 7:00 PM.

**The Minutes:** The minutes of the May 12, 2022 Board Meeting was read by Peggy Manion. Nancy McCalip made a motion to approve the minutes for May 12, 2022; it was seconded by Teresa Espinoza. The motion was approved unanimously. The minutes of the May 14, 2022 Members Meeting was read by Peggy Manion. Teresa Espinoza made a motion to approve the minutes for May 14, 2022; it was seconded by Nancy McCalip. The motion was approved unanimously.

**The Financial Report:** May 31, 2022 Financials were read by Ann Grasty. Peggy Manion made a motion to approve the May 31, 2022 financials; it was seconded by Theresa Lewis. Motion was approved unanimously.

**Restriction Report:** The Restriction Report was read by Peggy Manion.

**Manager Report:** Manager Report was given by Sue Hoffman. Sue updated the Board of Directors on the following items; the County accepted Hercules, Hercules Ct., and Phoenix Ct. after bringing them up to standards. Road bids are in for Dove Trail, Dorado, and spray on Hydra Ct. Bids on boat ramp seawall from Queen J. Enterprises for \$2,000.00 and \$19,700.00. The pool opened after two repairs to equipment, resurfacing is still needed. Director's ballots must be turned in by 5:00pm July 10, 2022. Trimming trees at boat ramp is being done. Attorney's fees for the last two months has reached over \$5,000.00.

**Neighborhood Watch:** Jim McCalip updated the Board of Director on the first meeting held in the Community Center and thanked the Board.

### **Building Permits & Extensions:**

None at this time

### **Unfinished Business:**

**Boat Ramp Seawall:** Estimates for Boat Ramp Seawall repairs were for \$2,000.00 and \$19,700.00 from Queen J. Enterprise LLC dba Rock Solid Masonry. Theresa Lewis made a motion to approve the two bids for the boat ramp seawall repairs; it was seconded by Peggy Manion. Motion was approved unanimously.

### **New Business:**

**A. Architectural Control Committee:** Acting President Danny Wilson appointed Pam Adams, Gary Zieger, and Keith Jackson to the Architectural Control Committee.

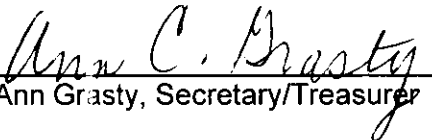
**B. Audit:** The Annual Canady and Canady Audit Firm, audit for March 31, 2021 year was reviewed.

**Executive Session:** Acting President, Danny Wilson called for executive session at 7:30pm. Executive Session was over at 7:44pm. Items discussed were;

**Attorney Update:** Board of Director Ballot being sent to Attorney then sent to Board for approval by email. Theresa Lewis made motion to have an electronic vote for the approval of the attorney's ballot upon completion; it was seconded by Theresa Espinoza. Motion was approved unanimously. It was agreed that Pam Adams, Mark Pearson, and Kylie Thomas would be asked to be tellers at the July 9, 2022 Members Meeting with possible back up tellers being Carolyn Pena and Martha Espinosa.

Vice President, Danny Wilson adjourned the Monthly Board Meeting 7:54 PM.

Respectfully Submitted for Approval,

  
Ann Grasty, Secretary/Treasurer

Date: 7/14/2022

Approved,

  
Danny Wilson, Vice President

Date: 7/21/2022