

South Cove Homeowners' Association
Board Minutes
July 30th, 2026, 6:00 p.m.

Board Members Present:

Tracy MacMillan, Chick Barcellona, Bret Kreier, Gordon Baldwin, Nick Eilers,

The meeting was called to order at 6:10 p.m.

6/30/2026 Minutes approved previously.

Budget Report:

No change in Budget as it was reviewed at the previous meeting 30 days ago. Noting we are on target to put \$1116.00 into savings. Target is \$1033. to follow reserve study.

CC&R Change:

After the last meeting it was discovered that lawyer fees were at \$2338.50 of the \$2500.00 that was paid to them. Due to lack of funds, the board discussed the ability to make changes on our own to the CC&R the lawyer provided as changes were not extensive and only required eliminating 3 sections and one sentence which aligned the CC&R change more closely to the wishes voted for and discussed at the annual HOA meeting in Jan. 2026. All were in favor of the changes made. Bret moved to approve proposed CC&R changes. The motion was seconded by Nick. Motion carried unanimously.

Plan going forward for CC&R vote:

Gordon will turn the CC&Rs into PDF form

Tracy will make a cover sheet, print out CC&R being proposed, and create a voting sheet, Yes being in favor of the change and No against.

Information will be mailed and emailed to all households as a meeting about this CC&R change has already occurred at the Jan. 2026 annual meeting.

Landscape and Maintenance:

Sandi discussed Kelly Beach watering. Went up to 3 days a week with no change, they will set watering back to 2 days a week. No bill received yet as to what 3 days cost.

Shrubs in fall: discussed finding discounted plants and seeing how much is in budget.

Sandi is concerned about planting water as can be seen by failing plants by pond. She will get a bid by Oscar as to get water by pond to support new plantings in that area.

Hedges in park: looking bad... Sandi reports landscapers assigned to job are new and with such a massive overgrowth are trying to get them under control. We will continue to monitor. (Sandi notes...Previous bid to have just the hedges addressed by a separate company was extremely high so was not considered).

Aspen is a continued problem.. Need to get notices out when invasive plants cause issues in the pond area. Tracy is trying to maintain it temporarily. Will consider future Wolberts treatments when budget allows.

New Business:

HOA Picnic held in Sept this year. A few board members will be there.

Gordon will set up HOA email on website

Next Meeting:

Scheduled for August 27th 6:00p.m. at Barcelonas

Agenda:

Prior meeting minutes

Budget Report

CC&R/ Vote

Landscape and Maintenance:

Old Business/New Business

Motion to Adjourn:

Moved and seconded. The meeting officially adjourned at 7:03 p.m.

Minutes submitted by

Tracy MacMillan, Treasurer