

South Cove Homeowners' Association
Board Minutes
Aug 27th, 2026, 6:00 p.m.

Board Members Present:

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

The meeting was called to order at 6:03 p.m.

7/30/2026 Minutes approved.

Budget Report:

Budget delivered. On track for saving money with decreased watering. Due to more lawyer cost ahead, watching budget to ensure we stay in line with reserve study which requires \$1033.00 to be left over and put into the reserve fund at the end of the year. Therefore, may forgo buying plants for South cove along Kelly Beach road this fiscal year unless funds allow. Tracy to change language on budget sheet from "Money Market" to "Reserve Study Fund"

Roundabout Update: board has not heard anything about meeting with county as of yet.

Deer in Pond: Thank you Chick and Craig for taking care of cleanup.

Landscaping:

- Less watering for entrance is helping keep water bills lower.
- Oscar bid for sprinkler \$2400 for around the pond, \$1200.00 if we want a working water line down by the lake. We do need to inspect if the line down by the lake would be fixable. Water will be necessary in future if any plantings down there, as recent plantings are struggling or dead.
- Spraying for invasive aspen trees in the common area . Volunteer based, as saving on budget money and not hiring Wolberts to spray at this time. Tracy is currently attempting to handle to aspen.
- Landscapers skipping weeks mowing to provide more time to get the hedge under control in the common area. They will clean out the pond. Sandi Barcellona is looking to get more bids for next year and is considering splitting up hedge maintenance from regular maintenance to establish better care. \$1800 bid for hedge maintenance alone.

CC&R: CC&R was returned to the lawyer as board member requested more changes. Rather than having a CC&R rewritten by the board we are waiting to hear back from the lawyer so we know the final CC&R is what the lawyer recommends. Also double checking appropriate voting rules at this time.

Boat Rack:

Only 3 people registered. Bret to put notices on boats being left next to the rack that they need to be registered and placed on the rack.

Board email: Board email is working. Will need to CC the board in response so the board is aware that a response was made.

Backflow testing: Seems there was a mixture of people receiving a bill via mail, email, and some no bill received. Tracy will enquire with Backflow tester and ensure the test results were sent to the county.

Please email him if you have not received your test results or bill. Time Tayne- tim@clearwaterutility.com

Next Meeting:

Scheduled for Sept 17th 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 7:10 p.m.

Minutes submitted by

Tracy MacMillan, Treasurer