



COW POA Board of Directors Meeting

Meeting Type: Regular Meeting

Location: Gilby Residence

Date: November 16, 2022

Time: 6:00 p.m.

Minutes Prepared by: Michelle Guidry, POA Manager

Meeting Minutes

I. Call to Order

President Dennis Wright called the meeting to order at 6:18 p.m.

II. Meeting Attendees

Dennis Wright	President
Don Couvillon	Vice President
Matt Gilby	Secretary/Treasurer
Casey Hargroder	Director
Wendy Nobles	Director
Donna Blanchette	ACC Representative
Hope Hilz	GTMS Owner
Michelle Guidry	POA Manager

A quorum was established.

III. Minutes Approval

The minutes from the October 19, 2022 board meeting were approved on a motion by Don Couvillon. Matt Gilby 2nd the motion. Motion carried; all were in favor.

IV. Financial Report

Matt Gilby reported on the following (copies provided):

1. Balance Sheet Previous Year Comparison
2. Profit & Loss Budget Performance
3. A/R Aging Summary

Following review and discussion, the financial reports were approved on a motion by Don Couvillon. Casey Hargroder 2nd the motion. Motion carried; all were in favor.

V. Management Report

Michelle Guidry reported on the following:

1. **2023 Board Meeting Location** – Quotes were provided for review from the Holiday Inn and MCM Elegante as future board meeting locations. As an alternative,

hosting meetings at board members' homes is being considered. Management will send an email to gauge interest in hosting a meeting for those not in attendance.

2. **Website Hosting Increase** – A La Carte Solutions hosting rates have increased due to server security issues. Management will contact A La Carte Solutions to negotiate a decrease in the hosting rates.
3. **Raven's Cleaning Service** – Discussion regarding mowing the Lake Estates common areas during the winter months. Board agreed to mowing on an as-needed basis.
4. **Property Owners Construction Complaints** – Discussion regarding complaints Management and the Architectural Control Committee have received from property owners on pre-construction lots. Following discussion, an email communication will be sent to property owners outlining the policy and procedure to submit these types of complaints.

VI. Maintenance Report

Don Couvillon reported on the following:

1. **Open Space Development** – Sketches have been developed and will be presented for review at the December board meeting.
2. **Tree Planting** – Ongoing project. Start date will be determined in 2023.
3. **Catch Basin Cleaning** – DD6 was contacted and advised hiring an independent company to clean the catch basins. Don Couvillon is in the process of researching the most cost-effective method of cleaning the catch basins.
4. **Exit Gate Sensor** – Mass sensor has been installed to regulate the opening of the exit gate for larger vehicles.

VII. Architectural Control Committee Report

Donna Blanchette reported on the following:

1. **Homes Under Construction** – There are (9) homes under construction, with (1) additional home starts planned for 2022.
2. **Lots for Sale** – There is (1) lot currently for sale, which belongs to the Declarant.

IX. Discussion Items

Matt Gilby reported on the following:

1. **Neighborhood Christmas Decorating Event** – Board discussion regarding implementation of solar powered holiday lights to decorate the front entrance and trees

throughout the neighborhood. Following discussion, Matt Gilby volunteered to oversee this project.

X. Other Business

Management suggested rescheduling the December board meeting to December 14th to avoid conflict with the upcoming holidays. Following review, the board unanimously agreed. The board meeting will be held in the conference room located at the Hargroder Law Firm.

XI. Executive Session

The regular meeting was adjourned at 7:00 p.m. and went into Executive Session at 7:02 p.m. to discuss property owners in non-compliance with the DCCR'S.

XII. Adjournment

Don Couvillon moved to adjourn the meeting at 7:19 p.m. Casey Hargroder 2nd the motion. Motion carried, all in favor and the board meeting was adjourned.

Next meeting is scheduled for December 14, 2022.