

**Overland Cove HOA
Regular Board Meeting Minutes
October 14, 2025
5 PM**

Regular Meeting Order

1. Roll Call

Members present: Jerry Vickers, Jeff Morse, Mike Gross, Greg Knupp

2. Approval of Agenda

3. Reports

a. President's Report (Jerry)

- Discussed strategy for rebalancing funds and paying for this year's capital improvements and repairs (security system, fence-line, pool)
 - Plan for November meeting to determine fee structure for 2026
 - Will finalize plan for fee structure in December when actuals are in for 2025
- Will need to vote on change in policy to start calendar year with BoY fund balances (Townhome, Patio, Common) of \$20k minimum rather than current \$26k minimum.
- Discussed the possibility of generating and adopting of a 10-year capital and operating plan to supplement reserve plan

b. Treasurer/Finance (Jeff)

- Standard monthly report made; no issues.

c. Grounds Report (Mike G)

- Monrovia Water will replace broken meter box lids; Mike will email the community to generate a master list to forward to Monrovia.
- Mike is continuing to work with Cory at ALM to get all sprinklers working.

d. Covenants & Restrictions (Jerry V)

- Ongoing work and communications to get garage doors painted or owners fined.

e. Facilities Maintenance (Jerry V)

- New round of eave light replacement coming

f. Pool/Clubhouse Maintenance (Greg K)

- Greg reported that the pool renovation is on track to complete as budgeted with the activation of the clause to replace both pool lights with LED units (\$2500)
 - Burleson is also going to repair the faulty valve in the pump room for a cost of \$500
- In the absence of any other proposals for regular pool maintenance, Greg is going to work to finalize details of an agreement with Baker's.
 - He will also report back to the board on the estimated cost of chemicals and other services for Baker to get the pool chemically balanced after being filled with tap water.

4. Committee Reports

a. Social Committee

N/A.

b. Annual Community Garage Sale Community

- N/A.

5. Board Business

a. Unfinished Business

- N/A.

b. Planned New Business

- N/A.

c. Unplanned New Business

- N/A.

6. Board General Comments and Announcements

- N/A.

7. Adjournment of Regular Business

- N/A.

8. Open Audience Discussion

- N/A.