

A regular board of directors meeting of the Coventry Homeowner's Association, Inc., was held on Monday, February 12th, 2024, at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

I. CALL TO ORDER

Vice President Ruthanne Gray-Grabowski called the Open Session meeting to order at 6:00 pm.

II. ATTENDANCE OF BOARD MEMBERS

The following board members were present: Jiselle Anderson, Randy Wojcik, Ruthann Gray-Grabowski, and Gary Cusack. President Julianne Post was not able to attend due to illness.

III. EXECUTIVE SESSION

Vice President Ruthanne Gray-Grabowski called the Board into Executive Session at 6:01 pm for violations of CHOA governing documents.

Violation 1: It was determined that the homeowner must clear debris from the driveway and turn in an ARC request for non-approved fencing before March 7th, 2024. Both violations have been ongoing since October 30, 2023.

IV. OPEN SESSION

Vice President Ruthanne Gray-Grabowski called the Board back into Open Session at 7:00 pm.

V. REVIEW AND APPROVE MINUTES

The board reviewed and approved the January 2024 meeting minutes.

VI. TREASURER'S REPORT

Mr. Wojcik presented the monthly Treasurer's Report and answered questions from the board.

VII. ARC REVIEW

Eight ARC requests were made; six were approved, two were approved with conditions, and one was denied.

VIII. UNFINISHED BUSINESS

A. Clubhouse Tandem Window Repair Proposals: Tabled for further review.

B. Remove Fallen Tree Branch Proposals: Common Area Behind 136 Seekright Drive: Treasurer Randy Wojcik motioned to remove the fallen tree branch by Hanson Tree Care, LLC for \$375. This action requires permission from Coventry Elementary School to access the tree branch. The motion had a second, and it was passed.

C. Repair Two Marquees Proposals: Director Gary Cusack motioned to have The Sign Shop repair two marquees for \$2,291. The motion had a second, and it was passed.

D. Ray Lawson, Electrician, Light Repair Invoice: Vice-President Ruthanne Gray-Grabowski moved to pay Ray Lawson, the electrician, \$3,310 for light repairs. The motion had a second, and it was passed.

IX. NEW BUSINESS

A. Annual Meeting Date Conflict with Veterans Day: Secretary Jiselle Anderson motioned to change the annual meeting date to November 13th, 2024. The motion had a second, and it was passed.

B. Beautification Committee: Secretary Jiselle Anderson motioned to pay the Sign Shop \$1,194 to create and install the Coventry sign at the resurrected monument. The motion had a second, and it was passed.

Beautification Committee President Stephen Orlando reports that the committee is considering hiring an arborist to advise on when and how to trim back trees in the community.

C. Common Area Trees Removal Request:

Director Gary Cusack motioned to have Rusty Ruskey Tree Service remove the fallen tree at 112 Leyland Ct and three dead trees behind this address for \$500. The motion had a second, and it was passed.

CAF MA 724: The removal of four trees in the common area behind 111 Leyland Court is tabled for further review.

D. Purchase and Deliver Large Rock for Harvest Lake Recreation Area Driveway: Director Gary Cusack motioned to purchase a large rock with delivery from Rock Quarry for \$645. The motion had a second, and it was passed.

E. Clubhouse Pool Pump: The topic is tabled for further review.

F. Mulch Proposal: The topic is tabled for further review.


G. Community Day: The Beautification Committee has requested April 20th from 9 a.m. to noon as CHOA's scheduled Community Day date, with a rain date of April 27th. Vice President Ruthann Gray Grabowski motioned to approve the requested dates. The motion had a second, and it was passed.

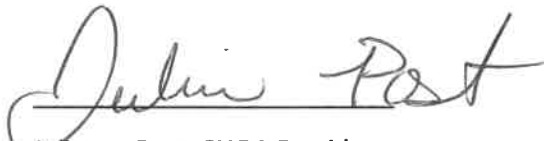
X. OPEN FORUM

Residents expressed questions and provided comments to the board.

XI. ADJOURNMENT

Vice President Ruthanne Gray-Grabowski adjourned the meeting at 8:17 pm.


Jiselle Anderson, CHOA Secretary


Julianne Post, CHOA President