

A regular meeting of the board of directors of the Coventry Homeowner's Association, Inc. was held Monday, January 8<sup>th</sup>, 2024. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown VA 23693.

I. CALL TO ORDER

President, Julianne Post, called the Open Session meeting to order at 6:00 PM.

II. ATTENDANCE OF BOARD MEMBERS

The following board members were present: Julianne Post, Jiselle Anderson, Randy Wojcik, Ruthann Gray-Grabowski, and Gary Cusack.

III. EXECUTIVE SESSION

The Board went into Executive Session at 6:02 pm for violations of the government documents.

IV. OPEN SESSION

The Board called Open Session back at 7:00 pm.

V. REVIEW AND APPROVE MINUTES

President, Julianne Post motioned to rescind minutes from January-September 2023 and replace them with updated minutes. There was a second and the motion passed unanimously. President, Julianne Post motioned to accept December 2023 minutes. There was a second and the motion passed unanimously. Julianne Post motioned to accept November 2023 minutes. There was a second and the motion passed unanimously.

VI. TREASURER'S REPORT

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

VII. ARC REVIEW

There were five ARC requests made. Two were approved, two were approved with conditions and one request was denied as more information is required.

VIII. UNFINISHED BUSINESS

- A. Window Replacement: Tabled for further review.
- B. Hardscape Project: Tabled for further review.
- C. Paint CH, Pavilion & Pump House: Tabled until June/July 2024 as other needs are more pertinent at this time.
- D. CH Paint Color: The color choices will be put on Facebook for viewing and votes will be gathered in order to make a decision in the 3rd quarter of the year.

IX. NEW BUSINESS

- A. Solitude Lake Management Invoice: Tabled until further review.
- B. New Soccer Posts & Nets: Total cost to include shipping from Amazon is \$591.79. Julianne Post motioned to purchase nets and post from Amazon. There was a second and the motion passed.
- C. 2024 Year Long Plan: The president has divided out tasks by quarter and requests the rest of the board look through and initial tasks they would like to take the lead on.

D. Resolution: Julianne motion to accept Resolution 2204-1 which provides the president with the ability to spend up to \$1,000 to address fixing or completing a need in the community under good faith that is in the best interest of the Associations and its members. There was a second and the motion unanimously passed.

E. Bench Relocation: Julie Post motioned to have the park bench on Wrought Iron Bend, across from Hamlet Court moved to a more suitable area as it is currently on an unsafe slope. The motion had a second and the motion passed.

F. Late Fees: Since paperwork on new dues did not get out to the homeowners in a timely manner late fees will not start until March 2024 for dues.


G. Beautification Committee: President, Julianne Post motion to have monument sign installed for \$100 by contractor Tommy Swift. The motion had a second and was passed.

President, Julianne Post motioned to allow the Beautification money left over from 2023 to be rolled over into the 2024 budget. There was second and the motion passed.

#### X. OPEN FORUM

Residents expressed questions and provided comments to the board.

Meeting adjourned at 8:23 pm

  
Jiselle Anderson, CHOA Secretary

  
Julianne Post, CHOA President