

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc. was held Monday, May 8th, 2023. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

I. CALL TO ORDER

President Julieanne Post, called the Open Session meeting to order at 7:02 pm.

II. ATTENDANCE OF BOARD MEMBERS

The following Board Members were present: Julieanne Post, Ruthanne Gray Grabowski, Randy Wojcik, Jiselle Anderson, Gary Cusack.

III. REVIEW AND APPROVE MINUTES

The board reviewed and approved the previous meeting minutes.

IV. TREASURER'S REPORT

Mr. Wojcik provided the monthly Treasurer's report and answered questions from the board.

V. ARC REPORT

The board reviewed the arc report and there are no comments or concerns at this time.

VI. UNFINISHED BUSINESS

A. Community Day: Community Day was a great success with people joining together for weeding, planting, filling the dumpster, spraying the trash can tops, fixing fences, etc.

B. HL Playground Mulch: The topic is tabled until there is further research into what type of mulch will be used to refill the Harvest Lake Playground.

C. Maintenance Managers: Two maintenance managers have been hired part-time and under budget. The work schedule will be Wednesday & Thursday for one manager and Thursday & Friday for the other. Julieanne Post informed the residents that one of the managers that was hired is her father-in-law and she recused herself from the hiring process and vote. Gary Cusack will be the direct supervisor over the maintenance managers.

D. Walking Path Proposals Update: Peninsula Paving Inc. has agreed to the same proposal made in 2022 and the walking path will be repaired this summer 2023.

E. Erosion Proposals: The board reviewed three proposals to fix the erosion issue in Smithy Glen. Secretary, Jiselle Anderson made the motion to hire TSP Lawn and Landscapes to fix the erosion issue at the cost of \$8,900. The motion had a second and the motion passed.

F. Concrete: President, Julianne Post is getting together with Karen Concrete Company to get the pool area, the area with rebar, and the various sidewalks in Smithy Glen repaired.

G. Disclosure Packets: Disclosure Packets and the process of receiving them has been reviewed and there are currently no concerns.

VI. NEW BUSINESS

- A. **HL Light Replacement:** Bull Horn Lighting needs replacement. A new electrician is providing a proposal as the previous electrician is now unavailable.
- B. **Hardscaping Near HL Maintenance Area:** This topic has been tabled for further review of what needs to be done to clean up the maintenance area.
- C. **Paint Proposals for Clubhouse Exterior:** It has been decided that the maintenance managers will power wash the front of the clubhouse and determine afterwards if it needs to be painted.
- D. **U.S. Lawns to Inspect Water Sprinkler System:** U.S. Lawns will inspect water sprinklers once they know where the keys to the sprinklers are located.
- E. **Community Action For #MA700:** Resident asked for the continuation of a landscaping project that was originally implemented by a previous board. The board tabled the topic for further review.
- F. **Community Actions Form #MA701:** Maintenance staff will address this CAF for trimming back behind Belmont Circle.
- G. **Trashcan By Kensington Place:** Director, Gary Cusack has noticed this public trashcan is being used for private use by nearby residents and overflowing. He would like to have it moved to an area where it will be utilized for public use. The topic was tabled for further review.
- H. **Soccer Nets:** Nets have arrived and will be replaced by the new maintenance managers.
- I. **Bunco & Bingo:** Ruthann Gray Grabowski reports there is a lot of interest for Bunco and Bingo, but no one wants to take the lead. One resident will lead Bingo if she has a partner. Ruthann will continue to advertise to find a leader for both groups.
- J. **Pool Contract:** Pool contract was reviewed regarding the opening of the pool during evening hours in the school year. The topic was tabled for further review.

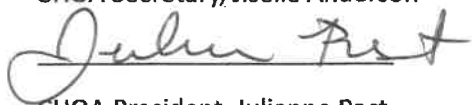
VII. OPEN FORUM

The residents expressed questions and provided comments to the board.

Meeting adjourned at 8:17pm.



CHOA Secretary, Jiselle Anderson



CHOA President, Julianne Post