

A regular board of directors meeting of the Coventry Homeowner's Association, Inc., was held on Monday, May 13th, 2024, 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 6:05 pm.

II. ATTENDANCE OF BOARD MEMBERS

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

III. EXECTUIVE SESSION

President Julianne Post called the board into Executive Session at 6:06 pm.

IV. OPEN SESSION

President Julianne Post called the board back into Open Aession at 7:00 pm.

V. REVIEW AND APPROVE MINUTES

The board reviewed and approved the April 2024 meeting minutes.

VI. TREASURER'S REPORT

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

VII. ARC REVIEW

Sixteen ARC requests were made; twelve were approved, two were approved with conditions, one was deferred and one request was denied.

IX. UNFINISHED BUSINESS

A. Pool Rules: Vice President, Ruthann Gray-Grabowksi made the motion for residents to be allowed 4 guests per household and \$2 per guest, per day. The motion had a second and the motion passed.

Secretary, Jiselle Anderson made the motion to allow children, 13 years and older at the pools wihout adult supervision. The motion had a second and the motion passed.

The board was informed that the pool company, Clearwater, will have square payments as an option to pay fees at no cost to the community.

B. Clubhouse Playground Replacement Proposal:

President, Julianne Post made the motion to replace the Clubhouse Playground with a new playground set at the cost of \$61,628.71. The motion had a second and the motion passed.

X. NEW BUSINESS

A. GPSA MOU: The City Meet will no longer be held at the Harvest Lake Pool. Other swim events on June 8th, 9th ,and July 13th will continue to be held at the Coventry pools. President Julianne Post made the motion to receive a revenue of \$1,500 for the three events. There was a second and the motion passed. The GPSA president will go back to his team to receive approval for a payment of \$1,500.

B. Insurance Renewal: Vice President Ruthanne Gray-Grabowski made motion to renew Coventry HOA's insurance policy for a cost of \$20,434. There was a second and the motion passed.

C. Pool Cover: The Harvest Lake Pool cover will cost between \$15,000-\$17,000 to replace with a proper pool cover. Pool company, Clearwater provided the option of not covering the pool, which will cost nothing. Treasurer, Randy Wojcik motioned to keep the pool uncovered. The motion had a second and the motion was passed.

D. Common Area Tree Removal Proposal (Behind 121 Ivy Arch):

Director, Gary Cusack made motion to approve proposal from Hanson Tree Care for a cost of \$1,600 to remove the tree behind 121 Ivy Arch. The motion had a second and the motion passed.

E. Solitude Lake Management Revised Contract: Treasurer Randy Wojcik motioned to accept Solitude Lake Management's revised contract for managing the Coventry Lakes at a cost of \$4,900. There was a second and the motion passed.

F. Install Two Headwalls at Fire Hydrant Proposal (138 Ivy): President, Julieanne Post motioned to place timber ties at the fire hydrant for a cost of \$200. The motion had a second and the motion passed.

G. Clear Brush Proposals (Coventry Blvd. & 500 Owen Davis): Director Gary Cusack motioned to have William Rust Ruskey remove the brush along Coventry Blvd., along with grinding the shrubs and small trees that will be removed to prevent immediate regrowth for a cost of \$1,550. There was a second and the motion passed.

H. Bulkhead Repairs and Rip-Rap Proposal: This topic is tabled for further review.

I. Consider Purchasing Stencils for Clubhouse Parking Lot. This topic is tabled for further review.

K. Old Coventry Signs Disposal: Director Gary Cusack motioned to cut up and send the old Coventry sign to the dump. There was a second and the motion passed.

L. Beautification Committee Tree Removal & Pruning Proposals: Secretary, Jiselle Anderson motioned to accept the proposal from Hanson Tree Care to cut down cedar trees on top of the Faison Green sign as well as cut the large bushes in front of the Faison Green sign to include hauling the debris for a cost of \$245. The motion had a second and the motion passed.

X. OPEN FORUM

Residents expressed questions and provided comments to the board.

XI. ADJOURNMENT

President Julianne Post adjourned the meeting at 8:25 pm.

Ruthann E. Gray Grabowski

~~Jiselle Anderson~~, CHOA Secretary

Julianne Post

Julianne Post, CHOA President

