

A regular board of directors meeting of the Coventry Homeowners' Association, Inc., was held on Monday, February 10, 2025, at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

I CALL TO ORDER

President Gary Cusack called the open session meeting to order at 5:57 pm.

II ATTENDANCE OF BOARD MEMBERS

The following board members were present: President Gary Cusack, Vice-President Theresa Swartzbaugh, Secretary Ruthann Gray Grabowski, Treasurer David Dierberger, and Director Stephen Orlando.

III EXECUTIVE SESSION

President Gary Cusack called the meeting into Executive Session at 5:58 p.m. to discuss employee duties and homeowner requests.

IV OPEN SESSION

President Gary Cusack called the board back to open session at 7:02 pm.

V REVIEW AND APPROVE MINUTES

The board reviewed and approved the meeting minutes for January 13, 2025.

VI TREASURER'S REPORT

Treasurer David Dierberger presented the monthly Treasurer's Report.

VII COMMITTEE REPORTS

- a. Architectural Review Committee: Five applications were made, and four were approved. One was referred to the master board and declined.
- b. Beautification Committee:
Stephen Orlando provided a summary of the January 20th meeting. The committee plans to amend the soil and is also offering a crepe myrtle pruning clinic on February 15th. The rain date is February 22.
- c. Social Activities Committee:
Ruthann Gray Grabowski reported that the first quarter newsletter is currently online. Social events include the Book Club on February 17th, the Spring Egg filling on April 18th, and the Egg Hunt on April 19th.

VIII UNFINISHED BUSINESS

- a. Proposal for Sub-Associations: Vice President Theresa announced plans to set a date to meet with the sub-association boards prior to the March meeting.

VIII NEW BUSINESS:

- A. Reserve Study: The last reserve study was completed in 2020 and is completed every 5 years. Gary's motion, seconded by Ruthann, was to reemploy Reserve Advisors to provide a Level II update for \$5,100.00. Unanimously approved.
- B. Two-year lawn management contract: Tabled for discussion by the board. The current contract ends March 31st.
- C. Pool Contract: Tabled for discussion by the board. The current contract expires April 1st.
- D. Pool Rules: Tabled for discussion by board
- E. Common Area Cleanup Behind 101-117 Blacksmith Arch. The area has never been cleared. The motion by Gary, seconded by David, to approve \$4,110.00 to Trees R Us was unanimously approved.
- F. Clearwater Invoice HL Pool Deck-o-seal: Motion by David, seconded by Theresa, to approve \$6,850.00 and unanimously approved.
- G. Clearwater Invoice CH Pool Valves and Manifolds: Motion by Gary, seconded by Theresa, to seek another estimate by March 2nd. Unanimously approved.
- H. Fast Signs Invoice: Gary's motion, seconded by Ruthann, to pay the invoice of \$1,289.57 for new signs. Unanimously approved.
- I. Moore, Candella, and Associates Invoice: Gary moved, seconded by David, to approve the invoice for CHOA 2023 Taxes, which was approved on 4/1.
- J. Board Training: Motion by David, seconded by Theresa, to approve \$1,800.00 for Kaufman-Canoles to provide training to master and sub-boards, with the cost divided between the master board and three sub-boards, approved 4/1.
- K. Homeowner Amenities Letter: A homeowner suggested filling in the CH Pool and creating a multipurpose sports area. Theresa moved, seconded by David, to disapprove of filling in the CH pool but look to incorporate some sports activities in other areas of Coventry. The motion was unanimously approved.

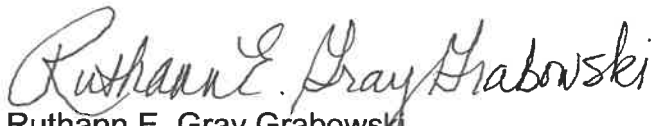
- L. Clubhouse Rental Fees Proposal: Ruthann suggests decreasing resident costs to rent the clubhouse. The board discussion included a plan to consider block scheduling for increased availability at an hourly or block rate. Defer to explore feasibility and options.

IX OPEN FORUM


Residents made inquiries to the board and provided comments on current issues.

X ADJOURNMENT

President Gary Cusack adjourned the meeting at 8:45 p.m. The next meeting will be held March 10, 2025, at 7 pm in the Clubhouse.



Ruthann E. Gray Grabowski
Secretary



Gary Cusack
President

