

A regular meeting of the Board of Directors for the Coventry Homeowners' Association, Inc., took place on Monday, April 14, 2025, at the Coventry Clubhouse, located at 100 Wrought Iron Bend, Yorktown, VA 23693.

I. CALL TO ORDER

President Gary Cusack called the open session meeting to order at 6:03 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 6:04 pm to discuss individual staff and homeowner issues.

IV. OPEN SESSION

President Gary Cusack called the board back to open session at 7:03 pm.

V. REVIEW AND APPROVE MINUTES

The board reviewed and approved the meeting minutes held on March 10, 2025.

VI. TREASURER'S REPORT

Treasurer David Dierberger presented the monthly Treasurer's Report.

VII. COMMITTEE REPORTS

a. Architectural Review Committee: Seven applications were reviewed and approved. Sherwin-Williams (Grafton store) received updated color charts.

b. Beautification Committee:

1. Stephen Orlando reported that Community Clean Up Day was cancelled due to inclement weather.
2. Stephen presented a proposed Children's Garden illustration and motioned to use the Beautification Committee Budget to pay Ultimate Hardscapes \$5,700.00 for constructing the garden area. Theresa seconded the motion, and the vote passed with four in favor and one opposed.

- c. Social Activities Committee: Ruthann Gray Grabowski reported the following upcoming social events:
 - 1. The spring newsletter has been distributed online
 - 2. Book Club on April 21st is cancelled due to a scheduling conflict with board training.
 - 3. Fill Eggs on April 18th
 - 4. Egg Hunt on April 19th
 - 5. There is a Community Yard Sale on May 3rd.

VIII. UNFINISHED BUSINESS:

- a. CH Pool Valves and Manifolds Repair: David reported that the item has been repaired/closed.
- b. Purchase of Tennis and Pickleball Court Nets: Gary motioned, and David seconded, the purchase of two nets from Tennis Courts Inc. for \$1,721. The motion was approved unanimously.
- c. Lake and Fountain Management Service Agreement:
 - 1. Gary motioned, with Stephen seconding, to approve Solitude Lake Management for an annual contract covering all lakes from May 1, 2025, to April 30, 2026, for \$6,948. This was unanimously approved.
 - 2. Gary motioned for, and Ruthann seconded, the approval of up to \$5,000 for a bathymetric study of Parrish Lake by Solitude Lake Management, which was unanimously approved.

IX. NEW BUSINESS

- a. Cleaning CH and HL Pickleball and Tennis Courts: completed/closed
- b. Porta Potty at Harvest Lake Recreation Area: removed due to lack of service and will not be replaced.
- c. Board Training will be held on Monday, April 21st, at 6 p.m. All homeowners are welcome to observe.
- d. Fix the common area lights behind Hamlet Court: Gary made a motion, seconded by Ruthann, to approve Price Electric for \$3,976.71 to repair the Hamlet Court lights, retrofit the common area, and address sub-association light issues. The motion was unanimously approved.
- e. The sign stating "No Fishing" from the bridge in the Smithy Glen area was completed for \$186.37 and is now closed.

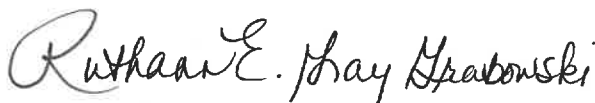
- f. Increase the court key fee from \$4.00 to \$5.00 to cover the cost. Gary made the motion, which Ruthann seconded, and it was unanimously approved.
- g. Remove leaning tree in common area behind 269 Belmont: Motion by Gary, seconded by David, to approve emergency removal for \$1,000 by Rusty Tree Service, unanimously approved.
- h. Ad Prices for Coventry Newsletter: Ruthann proposed a reduced fee of \$10 for business card-sized ads in the July-September newsletter. Ruthann approved the motion, which was seconded by Gary and received unanimous approval.
- i. Hampton, Virginia Current Swim Team Proposal to Rent HL Pool: Gary motioned, and Theresa seconded a request for the year-round swim team to use the pool from June 3 to August 4 for \$450—the motion passed by a vote of 3 to 2.

X. OPEN FORUM

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

XI. ADJOURNMENT

President Gary Cusack adjourned the meeting at 8:56 p.m. The next meeting will be held at the clubhouse on May 12, 2025, at 7 p.m.



Ruthann E. Gray Grabowski
Secretary



Gary Cusack
President

