

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc. was held Monday, April 10th, 2023. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

I. CALL TO ORDER

Vice President, Ruthann Gray Grabowski, called the Open Session meeting to order at 7:00 pm.

II. ATTENDANCE OF BOARD MEMBERS

The following Board Members were present: Julianne Post (via Zoom), Ruthanne Gray Grabowski, Randy Wojcik, Jiselle Anderson, Gary Cusack.

The vice president, Ruthann Gray Grabowski informed the residents that the president was in an accident and due to injury could not attend the meeting in person.

III. REVIEW AND APPROVE MINUTES:

Meeting minutes were reviewed and approved by the board.

IV. TREASURER'S REPORT

Mr. Wojcik presented the monthly treasurer's report and answered questions from the board.

V. ARC REPORT

The Board reviewed the ARC report and have no comments or concerns at this time.

VI. UNFINISHED BUSINESS

A. Swim Team Proposals Updated swim team proposal is for \$3,000 for the three swim events, with Coventry providing the lifeguards. It has been confirmed with Clearwater Pool Services that lifeguards can be provided. The contract also states that any grass that is damaged will be repaired by the swim team association. Gary Cusack motioned to accept the contract. The motion had a second and the motion passed.

B. Erosion Proposal: Topic was tabled as the board needs more time to review the Proposals.

C. Camera Proposal: It was requested that a camera be placed at Harvest Lake. Treasurer, Randy Wojcik reports there already is a camera. It is facing the parking lot to see vehicles and get license plate numbers in case of an incident such as a break-in. The board determined that at this time another camera is not needed.

D. Moko App Software: Topic is tabled for further review.

E. Community Day: Community Day is Saturday, April 29th from 9AM-Noon.

VI. NEW BUSINESS

A. Pool Rules: The Board will further review pool rules to determine if there are any concerns and edit rules by the due date of April 15th.

B. Affiliate Membership Fee Increase for One Person: Jiselle Anderson motioned that the membership fee will not increase for a one-person pool membership pass. The motion had a second and the motion was passed.

C. Pool Furniture: Randy Wojcik made the motion to buy pool furniture through Amazon or a store like Home Depot and remain in the \$2,000 budget for 2023. The motion had a second and the motion was passed.

D. CH & HL Pool Area Pressure Washing Estimate: Tabled until the Board receives more quotes.

E. U.S. Lawns Seasonal Mulch: The board reviewed what areas of the community need to be re-mulched. A new estimate will be provided when Director, Gary Cusack addresses it with U.S. Lawns.

F. U.S. Lawns Seasonal Flower Estimate & Selection: It was determined that not all monuments need new flowers this year. The Board will ask sub-associations if they need their monuments updated with flowers and provide this information to U.S. Lawns.

G. HL Playground Mulch Proposals: Tabled until the board receives more quotes.

H. Rats: Since the strategic placement of rat traps, rat problems have significantly reduced. The board recommends that if a trap is in your private property and you do not want it there, let the office staff know, who will inform the exterminator who will move the rat trap off the property during his/her next monthly visit.

I. Community Action Form #MA684: A resident requests that larger portions of the neighborhood are given back to nature to reduce landscaping costs (example: old soccer field by Smithy Glen). Julianne Post made a motion to deny the request. There was a second and the motion passed.

VI. OPEN FORUM

Residents expressed questions and provided comments to the board.

Meeting adjourned at 8:55 PM.



CHOA Secretary, Jiselle Anderson



CHOA President, Julianne Post