

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc. was held Monday, February 6th, 2023. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

I. CALL TO ORDER

President, Julie Post, called the Open Session meeting to order at 7:11 pm.

II. ATTENDANCE OF BOARD MEMBERS

The following Board Members were present: Julianne Post, Ruthanne Gray Grabowski, Randy Wojcik, Jiselle Anderson, Tony Collins.

III. REVIEW AND APPROVE MINUTES:

The board reviewed and approved the minutes from January 2023.

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. Walking Paths: The board reviewed three proposals to repair the walking paths. A board member made the motion to hire Peninsula Paving Inc. who quoted the work at \$44,954. The motion had second and the motion was passed.

B. Clubhouse Pool Slide Removal: The board reiterated that the slide at the Clubhouse pool will be removed per the motion in January 2023.

VII. NEW BUSINESS

A. VDOT Crosswalk: President, Julianne Post has contacted York County requesting lights be put up by the crosswalk signals throughout Coventry and has requested an additional crosswalk by Peachtree Ln. Julianne Post will add a request for an additional crosswalk between Seekright Dr. and Blacksmith Arch.

B. Verizon Cell Phone Tower: President, Julianne Post has submitted an application for a cell phone tower to be placed in Coventry due to poor phone reception. She is waiting for a response.

C. HL Parking Lot Light Repairs: The board reviewed three proposals to repair the Harvest Lake parking lot light. A board member motioned to hire R.M. Lawson Electric Company LLC for a cost of \$3,500. The motion had a second and the motion was passed.

D. Increase Affiliate Pool Membership Prices: A board member motioned to increase the affiliate pool membership from \$355 to \$395. The motion had a second and the motion passed.

E. Landscape Management Contract Proposals: The board reviewed three proposals for the landscaping contract. A board member motioned to hire U.S. Lawns for a total cost of \$156,424.21. The motion had second and the motion passed.

F. Pool Management Contract Proposals: The board reviewed three proposals for pool management services. A board member made the motion to hire Clearwater Pool Services for a cost of \$86,500. The motion had a second and the motion was passed.

G. Pool Automation System: A board member made the motion to put in automation systems in the pools at a cost of \$22,432 from Clearwater Pool Services. The motion had a second and the motion passed.

H. **Swim Team Proposals:** The swim team is requesting a three-year contract to have all three of their swim-meets at the Harvest Lake Pool. The board is concerned about the parking issues that have occurred during past swim meets. The topic is tabled for further review.

I. **Coventry Signage Lighting Proposals:** Two flood lights are needed on Coventry Signage. The board reviewed three proposals. A board member made the motion to hire Greathouse Home Services, LLC with a quote of \$1,337. The motion had a second and the motion passed.

J. **Beautification Committee Report:** Committee head, Stephen Orlando requested a community day to have residents involved in cleaning the neighborhood. April 22nd has been chosen for community day. Mr. Orlando received a quote from Smith's Tree Care Inc. for \$600 to remove all the stumps in the community. A board member made the motion to hire Smith's Tree Care Inc. To remove the stumps. The motion had a second and the motion passed.

K. **Hiring Within the Community:** A resolution was proposed that states, "A resident or homeowner can be hired by the Coventry Homeowner's Association (CHOA) if that individual is deemed capable of completing the work to the standards expected by CHOA." A board member motioned to pass the resolution. The motion had a second and the motion passed.


L. **Zumba Noise Complaint:** Director, Tony Collins, was given the floor to present his reasoning for continuing Zumba at the tennis courts. None of his arguments negated the fact that the homeowner with the complaints has a documented disability that is affected by loud noises and vibrations who also has evidence of Tony Collins not complying with alternate possible, solutions when they were established in board meetings. Mr. Collins made the motion to allow Zumba at the tennis courts. The motion did not have a second.

M. **Vending Machines:** A resident requested vending machines by the clubhouse. Due to the fact that the vending machines will most likely be vandalized, the board did not make a motion to add vending machines.

XI. OPEN FORUM

Residents expressed questions and provided comments to the board.

Meeting adjourned at 9:20 pm.



Jiselle Anderson, CHOA Secretary



Julie Post, CHOA President