

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc. was held Monday, January 9th, 2023. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

Open Session

I. CALL TO ORDER

President, Julie Post, called the meeting to order at 7:01 pm.

II. ATTENDANCE OF BOARD MEMBERS

The following Board Members were present: Julianne Post, Ruthanne Gray-Grabowski, Jiselle Anderson. The following Board members were not present: Tony Collins, Randy Wojcik.

III. APPROVAL OF MINUTES

Approved previous Board meeting minutes, executive and open session.

IV. TREASURER'S REPORT

No Treasurer's report as Randy Wojcik was not present at the meeting.

VI. UNFINISHED BUSINESS

Reviewed proposal for pool pumps automation systems for both pools and Harvest Lake, with a break-down of what came with the estimate. All in favor and approved.

VI. BEAUTIFICATION COMMITTEE

Stephen Orlando, head of the Beautification committee reviewed three proposals which, add up to \$12,000.

- Proposal one is from Ultimate Hardscapes Custom Outdoor Builders. Proposal covers hardscaping around selected benches. Computer model was shown to residents present at meeting.

Resident noted that the Harvest Lake bench needs attention and the concrete along Harvest Lake has cracked concrete. The resident also noted there may be extra pavers by the Harvest Lake pool

- Proposal two is from George D. Harrison & Son, Inc. for the creation of the 50-foot-long Azalea bed Stephen Orlando noted that if the Azalea bed is completed in early spring the flower bed should thrive.

Azalea bed will be under the care of the Beautification Committee and maintenance for the first year and then transitioned to the lawn care service.

Stephen Orlando noted that he will need to meet with the lawn service to ensure proper care of community as he has several concerns with matters such as how the lawn service prunes.

Sue Crandall inquired about the removal of stumps. Julie Post requested that Stephen Orlando get together with resident Sue Crandall for the location of the stumps and get three quotes for grinding the stumps away.

- Proposal three is from Outdoor Lighting Perspectives. Clarified to residents the quote is for the lighting of all monuments.

Resident, Mary-Ann (Smithy Glen) informed the Board that part of the fence along the reservoir is completely torn down. Langley Civil Engineering will need to be contacted at 757-764-9990. Resident Mary-Ann (Smithy Glen) will make the call.

Another resident noted that along the outside of Ferguson Glade there needs to be more light. Stephen Orlando will contact York County to inquire about getting additional lighting.

Resident informed the Board that the light between Crescent and Monument Court is out and action has not been taken to resolve this issue.

Julie Post noted the Beautification Committee needs either an email chain or some order of communication system. Jiselle Anderson, Secretary will follow up with this task.

All three proposals from the Beautification committee were voted on by the residents in attendance and then voted by the Board and approved.

VII. PAVING OF SIDEWALKS

Julie Post reviewed proposal for repaving sidewalks from Peninsula Paving, Inc., A1 Asphalt Paving & Sealing, LLC, and Pembroke Construction Co., Inc. Residents discussed and agreed that whoever is picked must address the roots from trees coming through the sidewalks.

Stephen Orlando noted that Pembroke Construction Co., Inc is a good company to work with.

Resident noted that A1 Asphalt Paving & Sealing, LLC previously paved the sidewalks in the neighborhood. President, Julie Post recommended that choosing a sidewalk quote be put to an email vote after discussion with the treasurer as it is a very expensive cost, possibly over \$53,000.

VIII. POOL SLIDE

The slide is a liability concern as the pool expert noted the slide is not commercial grade and should be removed. All residents at the meeting voted and agreed the slide is liability and will need to be removed. The Board is in agreement.

Stephen Orlando noted that the rule sign at the pools are too small. All residents and the Board agreed that a bigger sign is needed.

IX. CUTTING OF LEANING TREE PROPOSALS

After review of the tree removal proposals by residents in attendance and the Board, the cheapest quote, Affordable Tree and Lawn Service was voted by the residents at the meeting and the Board is in agreement.

It was noted that none of the quotes had grinding the stump of the tree. Secretary, Jiselle Anderson will go out to determine if stump grinding needs to be added to the quote.

X. ZUMBA NOISE COMPLAINT

Julie Post motioned to hold Board vote for Zumba noise complaint until Friday, January 13th at staff meeting. Motion was carried.

Resident, John Rogne noted that regardless the situation, speakers should be pointed out to the lake and away from any homes.

The majority of residents agreed that the speaker should be turned and faced away from the homes.

XI. PETS

Reviewed bylaws on pets: Smithy Glen residents are restricted to two pets and all other Coventry residents are restricted to four pets, with a maximum of 3 dogs.

Several residents stated that a resident in Smithy Glen has six dogs. Further investigation will need to be completed on the matter.

XII. OPEN FORUM

- Janie Lequeax inquired about the continued Verizon issue. Julie Post addressed issue as she received information on how to request for a Verizon cell tower. If placed in Coventry, the HOA will receive \$20,000 a year for having the tower on Coventry property.

Julie Post will apply, meet with Verizon for a discussion of placement of the tower to help determine if a Verizon cell tower in the neighborhood is plausible.

- Brian Davis wanted to note the landscaper did a great job with picking up the leaves this year. They also have done better with caring for the outside of the lake.

Mr. Davis then noted issues with the sign for leaf bag removal. Secretary, Jiselle Anderson will get the sign to include the month of January for leaf pick-up and make the post have a sign for both directions. The Board will request that James, the maintenance manager change the sign out on January 18th after the last leaf pick-up.

Mr. Davis inquired about how voting for Board positions occurs. Board reviewed voting process. Brian Davis does not understand why voting doesn't occur right after the annual meeting. Board will have to look into bylaws for an accurate answer.

Brian Davis volunteered to provide his typed copy of the bylaws to the Board.

Discussed having a direct line of communication via email with the Board. Julie Post can currently be contacted directly at coventryboardmember@gmail.com.

Julie Post also clarified that all HOA related meetings need to be conducted at clubhouse and no places of business.

- Resident let the Board know that a spindle/board is missing on the dock. The dock will be closed until the dock is fixed. James, the maintenance manager will need to directed to close off the dock tomorrow morning.

Resident then inquired about the new, white fences allowed in single family homes. He would like to know if the fence has to be exactly the same as the style or if other styles can be used. Julie Post will follow up with the ARC and respond to resident via email.

Julie Post mentioned the Board goals for 2023: 1) Improve amenities 2) Improve the Communication of the Board.

- Stephen Orlando requested clarification if left over funds from 2022 of the Beautification Committee will roll over into 2023. Question will be brought to the treasurer.
- Mary Anne (Smithy Glen) stated she is concerned with the reserve fund as she believes it is too low.

Mary Anne also asked why dues still cannot be paid online. The current system, TOPS, does allow for online payments, but may need someone technology savvy to figure out the system. Discussed who set up the website and reaching out to see if he can help with setting up online payments.

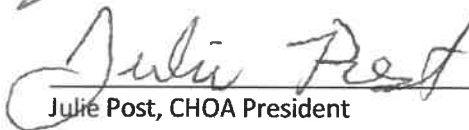
Discussed access to HOA systems and Sue Crandall stated she is not comfortable with the Board having access to financial information of residents. Discussed having selective access to the HOA system to create better communication.

- Board noted next steps for amenities is to look at playground bids, mulch bids, and other pool bids. The Board is also considering opening a position for maintenance. Resident suggested having a handyman on retainer.
- Discussed the need to be able to hire from the Coventry community itself for the possibility of hiring highly qualified retirees and others who have stake in the community. The Board will have to look and see if no resident hired as staff is a bylaw or a policy.

Meeting adjourned at 7:18 pm.



Jiselle Anderson, CHOA Secretary



Julie Post, CHOA President