

A regular meeting of the Board of Directors of the Coventry Homeowners Association, Inc. was held Monday, May 12th, 2023. The meeting was held at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown, VA 23693.

**I. CALL TO ORDER**

President Julianne Post, called the Open Session meeting to order at 10:07 am.

**II. ATTENDANCE OF BOARD MEMBERS**

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

**III. EXECUTIVE SESSION**

The Board went into executive session at 10:08 am to discuss staff tasks and updates on citations.

**IV. OPEN SESSION**

The Board called Open Session back in order at 10:32 am. The president explained the laws and procedures the Board learned during the training conference from the previous day and explained how open and executive sessions are to function.

**V. REVIEW AND APPROVE MINUTES**

The board reviewed and approved the previous meeting minutes.

**VI. TREASURER'S REPORT**

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

**VII. ARC REVIEW**

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

**VIII. LIGHTING**

The Board received a proposal from Argacy Electric for the bull horn light and the nine new flood lights for monuments. As the quote is over \$1000 the Board will need to get two more quotes. Topic will be tabled until two other quotes are received.

**IX. FLOWERS AND MULCH**

President, Julianne Post motioned for \$3,000 worth of flowers to be approved for the community. The motion had a second and the motion passed.

President, Julieanne Post motioned to preapprove a cap of \$16,000 for mulch. The motion had a second and the motion passed.

X. TREE REMOVAL

Secretary, Jiselle Anderson motioned to hire Rusky's Tree Service for tree removal and root grinding needed in the community for the cost of \$8,800. The motion had a second and was the motion passed.

XI. EROSION

The board reviewed three proposals to fix the erosion issue in Smithy Glen. Secretary, Jiselle Anderson made the motion to hire TSP Lawn and Landscapes to fix the erosion issue at the cost of \$8,900. The motion had a second and the motion passed.

XII. POOL CHEMICALS

Clearwater Pool Services inquired if the community wanted the chemicals that keep the pool clean despite ducks and geese swimming in it. It would cost \$300. As there is a new automation system keeping the pool balanced and clean the board did not find this service needed at this time.

XIII. MAINTENANCE MANAGER

An advertisement was posted and two individuals were hired, each part-time, for the maintenance manager position. Director Gary Cusack will be supervising the maintenance managers.

XIII. RECREATIONAL ACTIVITIES

Board member Ruthann Gray Grabowski reported that board member Jiselle Anderson has volunteered to co-chair Bingo and be the lead for Bunko. Ruthann also reported that realtor, Kitty Holzbach would like to pay for half of the Christmas party and half the price of Santa Clause. As the board has reached out to the previous Santa Clause with no response, the board will take Kitty Holzbach on her offer.

A luau event is also being considered, but factors of location and noise must be considered. Resident, Melissa Rogne agreed to have a proposal ready for the June meeting which she will provide to Ruthann Gray Grabowski.

XV. OPEN FORUM

Residents expressed questions and provided comments to the board.

The Board went back into Executive Session at 11:24 am to continue discussion with staff. Executive Session ended at 12:00pm. The board went back to into Open Session at 12:01 pm.

The meeting adjourned at 12:01

  
CHGA Secretary, Jiselle Anderson

  
CHOA President, Julianne Post