

A regular meeting of the Board of Directors of the Coventry Homeowner's Association, Inc. was held on Monday, September 11th, 2023, at the Coventry Clubhouse, 100 Wrought Iron Bend, Yorktown VA 23693.

OPEN SESSION:

I. CALL TO ORDER

President Julianne Post, called the Open Session to order at 6:00 PM.

II. ATTENDANCE OF BOARD MEMBERS

The following Board members were present: Julianne Post, Jiselle Anderson, Gary Cusack, Randy Wojcik, and via FaceTime Ruthann Gray-Grabowski.

III. EXECUTIVE SESSION

The Board went into Executive Session at 6:01 PM for hearings.

IV. OPEN SESSION

The Board called Open Session back in order at 7:00 PM.

V. REVIEW AND APPROVE MINUTES

Minutes from August 2023 were reviewed and approved by the board.

VI. TREASURER'S REPORT

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

VII. ARC REVIEW

ARC requests were reviewed by the board and there are no comments or concerns at this time.

VIII. UNFINISHED BUSINESS

A. **Peninsula Paving Invoice:** The HOA will check with staff to determine if Peninsula Paver completed the job before paying the invoice.

IX. NEW BUSINESS

A. **Swim Team Lifeguard Bill:** Julianne Post motioned to have the swim team invoiced for lifeguard services for their end of the year party. The motion had a second and the motion passed.

B. **Assessments:** Julianne Post made the motion to propose the HOA dues are raised \$2 for 2024. There was a second and the motion passed.

C. **Printer/Copy Machine Lease:** The current proposal is for \$412.73/month with a locked rate for 60 months. The topic was tabled as two more quotes will be needed.

D. **Clearwater Pool 3 invoices:** Julianne Post motioned to pay the three invoices provided by Clearwater Pool Services. The motion had a second and the motion passed.

- E. **Winter Pool Maintenance:** Julianne Post made the motion to sign the contract for winter maintenance of the pools with Clearwater Pool Services for \$5,400. The motion had a second and the motion was passed.
- F. **Pool Management Contracts:** The board discussed the pool contract and a possible change in pool times due to low attendance determined by the pool logs and cost savings. Also reviewed when a third guard is needed and when they are not for further cost savings. This topic is tabled for further review.
- G. **Portal Contract Vote:** Three proposals of portal companies were reviewed. Jiselle Anderson motioned to have Buildium as the HOA portal system if all questions from the review are answered. The motion had a second and the motion was passed.
- H. **CAFMA709:** Sand for the volleyball courts has been requested. Board member, Gary Cusack is currently retrieving quotes.
- I. **MA711:** Resident reported concern with siding of their house. Topic is tabled for further review.
- J. **Beautification Proposal:** Jiselle Anderson motioned to approve reinstating the original Coventry monument by the Beautification Committee. The motion had a second and the motion was passed.

X. OPEN FORUM

Residents expressed questions and provided comments to the board.

Meeting adjourned at 9:14 PM.



HOA Secretary, Jiselle Anderson



HOA President, Julianne Post