

A regular board of directors meeting of the Coventry Homeowners's Association, Inc., was held on Monday, August 12, 2024, 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 6:05 p.m.

II ATTENDANCE OF BOARD MEMBERS

The following board members were present: President Julianne Post, Vice-President Ruthann Gray-Grabowski, Treasurer Randy Wojcik, and Director Gary Cusack. Jiselle Anderson resigned from her position and Ruthann Gray Grabowski was selected to be Secretary and Gary Cusack as Vice President. The board selected David Wilson for the position of Director.

III EXECUTIVE SESSION

President Julianne Post called the meeting into Executive Session at 6:06 p.m. for homeowner infractions.

IV OPEN SESSION

President Julianne Post called the board back to open session at 7:02 p.m.

V REVIEW AND APPROVE MINUTES

The board reviewed and approved the July 7, 2024 meeting minutes and the July 17, 2024 special budget meeting minutes.

VI TREASURER'S REPORT

Treasurer Randy Wojcik presented the monthly Treasurer's Report and the proposed 2025 budget. The board decided based on community expected needs to raise homeowner dues \$2.00 per month in 2025.

VII COMMITTEE REPORTS:

Architectural Review Committee (ARC): Ten applications were approved and one with conditions, one denied, and one was deferred to the Master Board under New Business.

Beautification Committee: The committee requested \$150 for azaleas, \$475 for daffodils, and \$45 for bone meal. The sign for leaf dumping was deferred. A motion made by Julianne and seconded by Ruthann to allow the requests was approved 3/1.

VII UNFINISHED BUSINESS

- A. Replace Damaged Sections of HL Pool Fence Estimates: A motion by Julianne and seconded by Randy was unanimously approved for Keith Crusberg to replace the bottom rail for \$8500.
- B. Use of Coventry Facilities by Non-Residents was deferred until October meeting
- C. Pool Parties Proposal was deferred until October meeting.

VIII NEW BUSINESS:

- A. Request for changes to Tennis/Pickleball courts Form #MA738 includes removing exposed wires, new keys and gate repair was approved following a motion by Gary and seconded by Julianne.
- B. Request for trimming wooded area behind Hamlet Court form #MA739 was deferred pending quotes to be obtained by Gary.
- C. Social Events Report: Ruthann announced the Playground Opening Celebration held the previous Saturday and upcoming events to include Halloween Costume Parade and Trunk or Treat in October, Breakfast with the Conductor in December co- sponsored by Kitty Holzbach, and community dinner at Annual meeting in November.
- D. New Signage: Ruthann requested 6 signs for the recreational areas. A motion made by Julianne and seconded by Ruthann was approved to purchase 9 signs from Fast Signs to include Dog Clean Up signs and restricted use signs in recreational areas.
- E. Swap out Toddler Swings from Clubhouse Playground to Smithy Glen Playground: Decision to leave present swings.
- F. MOU with the Swim Team to pay \$100 to the HOA for use of the pool from 9 to 11 am for swim team evaluations was approved unanimously after a motion by Julianne and seconded by Ruthann.
- G. Removal of Bradford Pear Trees on Honeysuckle Lane: Gary will obtain quotes including quotes for stump removal and without stump removal.
- H. Board Announcements:
 - Interviews for maintenance technician are forthcoming when applications have been reviewed and interviews scheduled.
 - Update on the portal: audit and taxes should be completed before the portal can be implemented.

- Geese are protected by Federal statute. Julianne will contact Geese Patrol for recommendations on managing the geese population in Coventry.
- A spoof email was sent using the office email address to Coventry Residents. In the future a message will go out to residents when the issue is discovered.
- A protocol will be developed to provide information regarding office closures and upcoming events
- Book Club will have an organizational meeting in September.

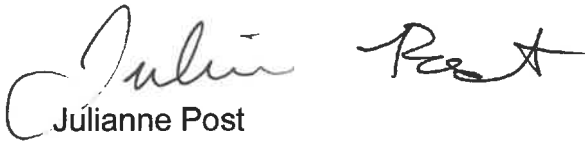
IX OPEN FORUM

Residents made inquiries to the board and provided comments on current issues to the board.

X ADJOURNMENT

President Julianne Post adjourned the meeting at 8:27 p.m.


Ruthann E. Gray Grabowski
Secretary


Julianne Post
President

