Coventry Home Owners Association – Board Meeting

26 March 2019, 140 Cloister

Board Members present: Brian Schmidt, President & Pool and Tennis Director I; Denise White, 1st Vice President & Grounds, Joe Clancy, Finance Lynne Lasher, Secretary & Membership Director; absent: Bruce Henry, 2nd Vice President & Pool/Tennis Director II

The meeting was called to order at 7 pm by Brian,

Treasurer’s Report: Joe passed out copies of our current financial standing and stated that the accounts are in good shape. The notices for annual dues (and semiannual meeting) have been sent and Joe anticipates that several homeowners will have paid before the annual meeting in April. Dues are to be paid by the end of April with a late fee assessed if not paid by the end of May. As previously discussed, the dues will remain at $500 again this year as we work to rebuild the reserve account. (Money was used to cover the cost of last year’s pool repairs.) The Board agreed to look at lowering the dues as reserves reach a healthy level. This year’s budget will include the cost of resurfacing and painting the tennis court, $3850, since it was postponed last year due to the cost of pool maintenance. Joe noted that, despite our HOA not filing any claims against our insurance policy, the cost has risen again this year. The $2500 fee does cover insuring the Board as well as the common property.

Grounds Report: Denise has been busy addressing violations discussed at the last meeting as well as since. All but two of the notices sent have already been corrected by homeowners. All agreed that Denise has been very proactive about identifying violations of the covenants and thanked her. Brian suggested that Denise have statistics regarding number of notices sent and number of corrections prepared for the semiannual meeting. In the letters she sends, Denise includes the CHOA web page and password for verification of covenants and future reference. A discussion regarding an addition to the bylaws to institute a fee for violations that are not resolved within a reasonable amount of time lead to the need to research whether that could be added in by the Board or would it require a neighborhood vote. (By-Laws vs Covenants) Denise will follow up after this meeting with a quote to take care of some needed maintenance on the playground (note: the slide has never been attached to the swing structure) and a quote to update the common grounds.

Membership report: Lynne reported that we have had no new neighbors since the last meeting. There are currently no houses on the market, but the Anderson home is expected to be listed again in the future.

President’s report: Brian sent a second email newsletter to the neighborhood and, as was the case last time, responses received were mostly positive. The hot topic seems to be the redevelopment of nearby Aberdeen Shopping Center (Partner’s Pizza property). The possibility of joining with other neighborhood associations to oppose any development that includes large amounts of apartments was discussed. Brian mentioned that there will be a fundraiser to help cover medical costs for Sean Hughes at Mike and Cs on 16 May. All agreed that this information should be included in the next e-newsletter.

New Business: A tentative neighborhood work day at the pool was set for 18 May with a target pool opening on 20 May. The pool may not be used until officially advertised as open by the Board.

Next Meeting: 9 April at 6:30 pm, prior to the 7 pm CHOA semiannual meeting, in the Floy Farr Room at the PTC Library

Meeting adjourned at 8:10 pm