Coventry Home Owners Association – Board Meeting

7 February 2019, 104 Retreat Point

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

The meeting was called to order at 7 pm.

Treasurer’s Report: Joe passed out copies of our current financial standing and stated that the accounts are in good shape. We are projected to start the year with $5,500 (dues will be coming up in spring), and the goal is to build the reserves to $10,000 after having to use reserve money for needed pool repairs last year. Tennis court resurfacing was delayed by a year by the past board and will cost $3100 to $3200 this year. The 1099 has been sent in and our finances are in order.

Pool/Tennis Report: Bruce brought up the suggestion by the past board to interview pool companies, to include the current service provider (R&W), to insure we are getting the best service for the best price. Bruce will check with four companies for comparison. The discussion was that the chemicals never seemed right last year and the appearance of black algae was concerning. Jen (previous pool director) was not able to confirm that it was gone prior to the pool being covered, despite having asked R&W not to cover the pool until she checked. Installing surveillance cameras at the pool because of rocks thrown in the pool last season was discussed. The Board agreed that it would be very expensive because we would also have to pay for year-round wi-fi. The possibility of installing self-recording cameras that record over the video after a period of time was discussed. Joe moved that we continue our contract with Evan Henry for this season’s pool clean up since he did a great job last year. Unanimous approval 4-0 (Bruce abstaining)

Grounds Report: Denise reported that the overgrown, unsightly bushes at the Hermitage entrance have been removed. Lynne (who lives on that side) said it looked much better. Several grounds improvements were discussed: new pebbles at the pool, new common ground mulch, and new boards for portions of the fencing. Lynne mentioned that each brick column on the Hermitage side is missing one rounded corner piece at the top. Placing permanent info signs at both entrances was previously discussed and Denise reported that each would cost about $2,000. The Board agreed to investigate other means of communication. Several Covenant violations were then discussed, including painting a house without ARC approval, using a non-city approved contractor to remove trees, non-operational vehicle sitting outside, dishwasher sitting in a driveway, pop-up trailer in drive, and a trailer sitting behind a fence. Several options were discussed for handling violations. It was agreed that the ones falling under city ordinances (such as the non-approved tree removal) would be turned over to the city and the others would be dealt with by Board contact. A neighborhood helping hands group was active in the past and could be revived. Lynne mentioned that there is a local man, Mike Calhoun, who will pick up metal items (like the dishwasher) at no charge. (He recycles.)

President’s report: Brian sent an email newsletter to the neighborhood and received several responses and questions. One concern was that the wreaths were not hung at the entrances this past Christmas. A request to paint the bricks on a house was made and the Board discussed the possibility. The Covenants do not directly address painting bricks, however, they state that surfaces must be repainted using only Weiland-approved colors. The implication may be that a surface not originally painted is not intended to be painted. Denise brought up that the house at the corner of Pinegate and Riley (not in the Coventry) recently had the bricks painted white and looks very nice. Lynne pointed out the the county look is supported by the large size of the lot that the house sits on. Maintaining the intended look of the neighborhood verses modern face-lifts was discussed. Brian will shoot for a monthly “Coventry Crier” email to neighbors. Suggestions were made to include a link to the (private) neighborhood facebook page to improve communication as well as recruiting anyone who would be interested in reviving the helping hands group to assist neighbors in need. Brian would like to do a neighborhood interest survey prior to the next semi-annual meeting. (CHOA meets the second Tuesday in April and October.)

Membership report: Lynne reported that we have had no new neighbors since the last meeting.

New Business: The Board discussed scheduling another neighborhood block party since the first was so successful. Joe will have a budget ready for review in advance of the CHOA meeting in April ’19. The Board members agreed to email in between scheduled meetings in order to continue progress on items discussed.

The meeting was adjourned at 8:50 pm.