

Coventry Homeowners' Association
Semi-Annual Meeting
Thursday, 14 April 2016 - Floy Farr Room, PTC Library

Board Members Present: Harvey George, President & Pool/Tennis Director I; Joe Woods, 2nd Vice President & Pool/Tennis Director II; John Anderson, 1st Vice President & Grounds Director; Joe Clancy, Finance Director; Lynne Lasher, Secretary & Membership Director

Meeting was called to order at 7:04 pm by Harvey George. He noted that we did have a quorum.

Directors' Reports:

Lynne Lasher (Membership) confirmed the quorum (greater than 30) with 19 homes represented and 23 signed proxies in hand. We have two new families since our last meeting: Brett and Rachael Kieffer at 117 Cloister and Sterling and List Gerdes at 156 Cloister. She also reported that 114 Hermitage Place (Steve Muh) is officially for sale.

John Anderson (Grounds): Lots of work has been done on Retreat Point circle: trees have been pruned, a base of chips has been put down, stone path, benches, and pine straw all installed. If you live in that area, please be on the look out for folks dumping limbs, pinecones and other yard waste onto the circle grounds. This has been a problem in the past. Entry areas on both sides of the neighborhood have been "freshened". John reminded us to fill out the Architectural Committee Form (found in the member portion of the neighborhood web site) before removing trees. The City will not issue a permit until the HOA has been contacted. Yard of the Month will be selected soon, and the sign placed in the winning yard. The Community Work Day has been set for 7 May from 9 am to noon at the pool. Volunteers are needed, as are a couple power washers to clean with. There was a dangerously leaning oak tree which had to be taken down. John had the pieces left because they will make good firewood, and neighbors may help themselves.

Joe Clancy (Finance): Joe reported that CHOA is in great shape fiscally. We had a major expense with the pool this past year, and all bills have been paid. We will close out last year's budget with about \$2,000 left in checking. Dues for the coming year are already being received. Joe said a little more has been added to the pool budget to cover unforeseen things which crop up. Our CHOA insurance has gone up by \$200 for the coming year. This is not due to any issues with our HOA, just an overall increase deemed necessary by the company. The '16 - '17 Budget includes over \$2,000 added to the Money Market Account as reserve. Two neighbors are behind in payment of annual dues and liens on their property have been placed. Harvey George pointed out that dues have not been raised and the budget has been fiscally responsible under Joe. He was thanked for doing a great job.

Joe Woods (Pool/Tennis): RTW had to be called once or twice a week last season due to cloudy water. Over 2500 pool visits were logged and it was determined that the bather load (number of people using a pool combined with the length and frequency of usage) could not be successfully handled by our current filters. After review by the Pool Director and full BoD, it was decided that the filters should be replaced before this year's pool season. The two 500 lb filters were replaced by two Pentair Triton 900 lb capacity filters; a new line valve, and timer were installed. Additionally, the motor and seals driving the kiddie pool were replaced. The cost was \$4,610. Temporary fixes for the handrails in the shallow end failed to solve the problem, and new rails with updated locking devices have been installed. The canopy over the play area is no longer usable. A reasonably priced replacement has not been found and we may not replace the 184X66 cover if something is not found - Game Time wanted \$375 for a new cover. Pressure washers (and operators) are needed for the Community Clean Up Day on 7 May and a few in the audience volunteered. Volunteers are also needed for general clean up, clean up and set up of pool furniture, light weeding, etc. The pool is tentatively set to open

on 9 May and has already passed Fayette County Health Department inspection. Last year's pool party was a great success and the Board has voted to fund one for this year as well. (Date and details to be worked out.) The grill is currently in working order, but may need replacement in the future. The tennis court and playground locks were vandalized and had to be replaced. A homeowner asked about changing the code to the pool this season. Since the code is on the secure portion of our web site and all homes have access to it, we cannot prevent residents from "sharing" the code with non-homeowners. Additionally, contracted workers need to access the pool and have to be notified of any changes. Code will not be changed at this time.

Harvey George (President): Ann Walker has agreed to head planning of the neighborhood social. Traditionally, the board members have flipped burgers and will do so again this year if they are on the menu. Harvey stated that the goal of CHOA's board is to preserve the values of our homes and enhance the feeling of community. The Architectural Review Committee is part of that effort and Harvey introduced Laney Clancy to discuss their role. Laney stated that any exterior or landscaping changes should be reported to ARC and the form to do so is located in the member section of the Coventry web page. If you are having trees removed, you must fill out and submit the form; the city will not issue a permit unless the ARC has the necessary paperwork and notifies the city of such. The other ARC members are Kay Bailey and Michelle Harkey. Since most committee communication is via email, they have a very fast response time to review requests.

Harvey announced his resignation to the membership. He and Brenda closed on their new house yesterday and will be moving soon. Their neighborhood home will be listed in the future. He also announced, that per the by laws, John Anderson will assume the duties of the President. He further reminded attendees that the Pool/Tennis I and II positions will both be up for election in Oct – volunteers are needed.

Member Comment: Martha Akin thanked Harvey for his service to our neighborhood and leadership during the Great Wolf Lodge issue. Mike Glasovich stated that all need to check their circuit breaker box and see if it is Federal Pacific. Those are not up to current code. Though a recall has not been issued, there are documented issues with them. Kay Bailey was not pleased with the large wood chip pile on the Retreat Point circle. John stated that it is scheduled to be moved to be used as ground cover for pool parking. Anthony will be moving it. Ann Walker asked about the appearance of some homes. The Board is aware and will be doing a golf cart drive through to look at all the homes. (The last year's drive-through and letters resulted in about a 70% self-correction.) A suggestion was made to invite our community liaison police officer to the neighborhood social. The city is repairing and cleaning out storm water pipes in the neighborhood. Cheryl Skowronski asked how many rentals there currently are in the neighborhood. Harvey said 4 of the 89 homes are rentals.

Mark Meetzger moved to adjourn; seconded by Joe Woods. Meeting adjourned at 8:12 pm