

Coventry Home Owners Association – Semi-annual Meeting  
9 October 2018, Floy Farr Room, PTC Library

Board Members present: Barbara Curasi, President & Pool and Tennis Director I; Jennifer Ermolaev, 2<sup>nd</sup> Vice President & Pool/Tennis Director II; Denise White, 1<sup>st</sup> Vice President & Grounds, Joe Clancy, Finance Lynne Lasher, Secretary & Membership Director

The meeting was called to order at 7 pm. Barb Curasi announced that we had a quorum – nineteen homes were represented and Lynne had collected seventeen proxies (total of thirty-six).

President's report: Barb read a prepared statement thanking Brian Schmidt and Bruce Henry for stepping forward to serve, as well as thanking all those who served on past boards. Barb thanked Jen who undertook a major pool renovation during her two years on the Board. Jen put in a lot of time and hard work to accomplish the project. Lynne was thanked for her contributions and levity at meetings. Sean has been a real trooper, serving our neighborhood while facing challenges. She wished him well and a speedy recovery and looks forward to his future contributions. Barb thanked Denise for agreeing to fulfill the remainder of Sean's term. Behind the scenes, Jim Davenport supports the Board and neighborhood by overseeing and updating the official CHOA website. Finally, Barb thanked Joe for his hard work and contributions to the neighborhood, unseen by most. He initially joined the Board as an appointment to fulfill an unexpired term. He was then elected by the membership and continued serving as there was no candidate for the Treasurer position.

Pool/Tennis Report: Jen reported that the pool had been drained and resurfaced, a much-needed update. Tile was also redone while the pool was under repair. We are now saving over \$200 per month on our water bill since the leak has been corrected. The pool deck repair, originally scheduled for July, has been postponed and will be done after the pool is closed for the season, before it is covered. Joe and Laney Clancy fixed the fence by the pool and the person responsible for the damage has stepped forward and agreed to cover the cost of repair.

Treasurer: Joe passed out copies of our current financial standing and stated that the accounts are in good shape. The increase in dues allowed us to pay for repairs for the pool as well as continue to rebuild our reserves (needed for repair costs). The goal is to bring savings back up to \$10,000, and the dues will remain at \$500 for at least one more year to allow us to accomplish our financial goals.

Membership: Lynne reported that we have gained three new neighbors since the last semi-annual meeting: 158 Cloister – Brian and Cynthia Metzger purchased their parents' home; 152 Cloister – Michael Richardson (formerly owned by Fountain); 129 Cloister – Huang-Nam Nguyen (formerly Schmit)

Grounds: Denise (appointed by the Board to complete Sean's term) reported that the bushes by the pool, along Flat Creek have been trimmed. They were a hazard to those traveling along the cart path there.

Comments from the floor: Ann Walker asked if the Board could put up message boards like those seen at the entrance to some neighborhoods. She felt they would be a good means of communication. Steven Mitchell offered the services of his company if the Board would like to pursue the idea.

Joe Woods felt communication from the Board had not been optimal. He would like more updates. Ann Walker asked if new homeowners had to sign a copy of the covenants and by-laws. (This has never been done – new owners are given the information to access the secure, homeowner only section of the website.) She complained about the shutters missing from the house across the street from her.

Joe Woods commented that the Board he sat on in recent history got together and did a walk-thru and sent letters to homeowners found with violations of the covenants.

Discussion about houses in other Weiland neighborhoods having higher resale value was discussed. Question asked: Is the Board restricting modernizing houses so much that values are not increasing?

There was some discussion about revising the covenants. Barb headed up the effort when the three distinct covenants (one for each of the three phases of development) and related that it was extremely difficult to get two-thirds of all members to agree to the revisions – minimum required to make changes.

Lani Clancy presented Barb and Jen with small gifts and thanked them for their service to our neighborhood.

Barb Curasi called for a vote to approve the slate of officers as presented: Brian Schmidt for President & Pool/Tennis Director I and Bruce Henry for 2<sup>nd</sup> Vice President & Pool/Tennis Director II 1<sup>st</sup> by Sean Hughes; 2<sup>nd</sup> by Martha Akin; unanimous approval  
Barb turned the figurative gavel over to Brian.

Brian thanked Barb and Jen for all that they have done for the neighborhood while serving on the Board. Harvey George had set his priorities while President as preserving home values and communication, and Brian plans to adopt the same goals. He lives at 104 Retreat and welcomes members to stop by and share their opinions. He feels that communicating expectations may reduce the problems we have.

Bruce has lived in The Coventry since 1998 and previously served on the Board. He would like to explore other options for caring for the pool. (Bruce has had first hand experience with the challenges with the present company since his son was hired to oversee the pool cleanliness during the season. Bruce is interested in finding out how much a card reader would cost – eliminating the pool gate code will eliminate the non-neighborhood kids who are given the code and (illegally) use the pool. We may also need to add surveillance cameras to prevent the vandalism that took place this past season. Bruce is open to suggestions for improving the the pool/tennis area, but asks that you do a little research first and bring useful details such as cost. He also welcomed any neighborhood expertise to lower our costs.

7:50 pm: Jim Davenport made a motion to adjourn and Barb Curasi seconded it. Unanimously approved

A quick Board meeting immediately after adjourning was held to set next meeting. Tentative date is 25 October at Brian's home.