Coventry Home Owners Association – Board of Directors Special Meeting

15 March 2020; Conference Call

Attendees: Brain Schmidt, President & Pool and Tennis Director I; Randy Horn, 1st Vice President & Grounds Director; Bruce Henry, 2nd Vice President & Pool/Tennis Director II; Jackie Melton, Secretary & Membership Director; Rick Walker, Finance Director

Meeting was called to order by Brian at 2 pm with all five members present. Minutes from the previous BOD meeting were already approved and in the process of being posted to the new neighborhood web page.

Directors’ Reports

The special meeting was requested Brian Schmidt, President, to discuss the impact of the Covid-19 Pandemic since the Board’s February meeting to finalize the 2020/2019 Budget and determine the HOA dues for the same period.

Rick Walker, Finance Director, was first to comment on the situation and express concern about the situation any number of our neighbors could face over some period of time. Then he commented on his agreement with two suggestions made in emails leading up to the conference call. First, he agreed with breaking the HOA dues into two payments to allow us some options moving forward. Second, he strongly supported the idea of setting up another bank account for charitable donations that could be used to assist neighbors. He went on to suggest there would need to be criteria developed to ensure the funds were used appropriately. Lastly, he proposed $500 being due as usual with the remaining $225 August 1st unless conditions were such that it would be unrealistic to request the additional amount. Rick’s final comments our we take care of our neighbors first, but that doesn’t mean we can’t continue to improve the neighborhood.

Randy Horn, 1st Vice President & Grounds Director, agreed with both some of the suggestions discussed via email prior to the call and those conveyed by Rick. Randy also informed the Board that in preparation for the call, he discussed the new HOA dues amount with seven neighbors. He specifically asked about their opinion on the impact of Covid-19 and the impact, if any, it should have on the Board members when determining the dues amount. He also reminded the Board that there had been years when the dues did not cover the annual expenses. He also pointed out that the $100 increase that went into effect two years for pool repairs, that was suggested to only be for one year, was not a sufficient to cover the cost of the repair in just one year. Randy pointed out that one neighbor made the suggestion of not opening the pool this year due to the pandemic and to save the neighborhood money to offset a dues increase. Another neighbor said that a management company, if handled properly, could be a good thing for the neighborhood especially if that was included in the $725. Lastly, while being cognizant of the current situation another neighbor said they would never think to just forego the desperately needed neighborhood improvements because of what was happening.

Jackie Melton, Secretary, informed the Board that she also had recent conversations with two neighbors. One thought the amount was a bit high, but also asked if new pool furniture was included in the budget. The other neighbor said he really wouldn’t be concerned about an increase unless it was approaching $1000/year. Jackie also agreed with Rick’s proposal.

Bruce Henry, 2nd Vice President & Pool/Tennis Director II, express concern for some neighbors that may lose some or all of their income for a period of time. He suggested further reducing some of the projects and associated costs to decrease the overall increase.

Brian Schmidt, President & Pool and Tennis Director I, agreed the charitable account and two payment option provided a contingency plan. He went on to say he could get behind taking care of the neighborhood as long as we had the flexibility to ensure we were looking out for our fellow neighbors’ well-being first. Brian pointed out we may still need to move the neighborhood meeting due to closures, etc.

A majority of the Board voted to leave the dues at $725 with a two payment option for neighbors and the possibility of foregoing the second payment of $225 if circumstances dictate.

Brain Schmidt motioned to adjourn and Rick Walker seconded. Meeting adjourned at 2:34 pm.