



## **Coves at Wilton Creek E-Bits**

July 13, 2015

### **Board Meeting Highlights:**

#### **Open Forum:**

Nine community members attended the July meeting of the Board of Directors. The topics of discussion raised by the participants were: 1. A concern regarding the new addition to the covenants that would give Board Members permission to inspect properties by coming on the lot..... (That portion was removed as noted later in the meeting.) 2. The careful maintenance of rolled earth dams. 3. A letter read from a member expressing concerns with the new additive to the water. (Emails went out just prior to the meeting which addressed these concerns.) And the letter suggested a second open forum prior to the Executive Session, which was approved during the regular session. 4. A letter was read regarding the request that the BOD hold an open house for realtors. Three members spoke to this request and the Board decided to have a letter prepared with an update regarding our community to be delivered to the area realtors.

**Executive Session:** Immediately following the Proof of Notice of the meeting a motion was made to appoint the replacements for the open positions to the Board and Chair of the Ponds and Dams Committee. The announcement of those appointments was made later during New Business.

**President:** Ric Bauer gave a report reviewing his thoughts on the accomplishments for the past 7 months and remarks regarding directions for the future.

**Vice-President:** Barbara Ettner reported that she had continued to work with Committee Chairs on Committee Charters. The project is near completion.

**Treasurer:** Jack King reported that the total expenses are \$1,365 below budget, so we are \$7000 ahead of budget on net income before reserve contributions. He met with John Koontz and Carolyn Schott to begin the Reserve Study Process.

**Secretary:** Carolyn Schott also reported on her meeting with Treasurer, Jack King along with her normal duties.

**Communications Committee:** Carolyn Schott presented a report including all the email notices during the last 8 weeks. She presented 3 recommendations from the committee's July 2<sup>nd</sup> meeting: 1) To present a letter of update information about the Coves to the area realtors in lieu of an open house as was suggested. 2) Co-sponsor with the Social Committee, the **First Annual Neighborhood Get-Together** in September, located in and around the clubhouse with activities, music, additional lighting, with Brunswick Stew and/or soup to be provided, participants contributing finger foods or dessert and their beverage. 3) Co-sponsor with the Social Committee, a series of "**Getting to Know Our Neighbors Evenings**" with beverages only. The speaker / presenter suggested list is: Jeff Loustaunau's 700 Mile Canoe Trip; Susie Loustaunau's talk and slide presentation of their previous Historic hometown; Peg Meushaw's son-in-law, Dennis to speak on diamonds, "with samples!"; The Ludlow's artifacts; Marjorie Goettle's "Crockett" slide show and talk; and the Schotts' Collision at Sea.

The Board decided to move the following documents on the website to an archive location, if possible: minutes older than 3 years; E-Bits older than 1 year and the documents related to the sale of the water system.

**Social Committee:** Laurie King reported that Carl and Mary Johnson sponsored a well-attended,( 34), July 4<sup>th</sup> Barbeque. The next function will be a Halloween Party hosted by Phyllis Paradies. And, she reported that they would be helping the Communications Committee with their planned functions.

**Water /Sewer Committee:** In John Koontz's absence, Ric Bauer reported that wells 7 & 8 are 99% complete, Lot 59 now has a water meter. The committee is working towards the installation of new shut-off valves to reduce the number of homes impacted when the water system needs to be shut down for maintenance. Ric also reported that the new low water level warning system has been tested and the phone call that is initiated when the water reaches a designated level, did respond by calling John Koontz, Ric Bauer, Gill Paradies and Jim Knupp, in that order until someone answers. The next meeting of the W/S Committee will be on September 5<sup>th</sup> at 9:30am in the Clubhouse.

**Building and Grounds:** Scott Campbell reported that recent problems with the pool and pool area have greatly improved. The pool contractor is adding a component to control the effect of suntan oil that may get into the water. Contact with VDOT resulted in the assurance that the abandonment of the old riser and runoff pipe at Heron Pond is okay if necessary. They do not agree to a guard rail on the down slope of the Heron Pond Dam; but will do some work on the ditches along our roads to increase flow into ponds as well as add dirt along the shoulders of the road where needed.

Cutting brush and tree limbs along the north end of Wilton Coves Drive due to hindering the line of vision for drivers on the road at certain points is under consideration. The new entrance lights are also continuing to undergo review. The entrance beam on the clubhouse needs to be repaired or replaced and this project is also under study.

There are four (4) spots available in the vehicle storage area. Contact Scott if you would like to rent one of them.

**Residents are reminded not to park in the turn-around area at the boat ramp or on the ramp. We are also reminded that due to all the nice rainfall, the vegetation has had an excellent growing season in our driveways. There have been a couple of incidents of pet owners forgetting to remove their pets' deposits. Please try help in these efforts to keep our community looking its best. Thanks for your help.**

**Dams & Ponds: no report.**

**Architectural Control Committee:** Ann Wickwire reported that there have been no additional requests made to the committee

**Ad Hoc Committee:** Ric Bauer led the review of the recommended changes to the Coves Documents. Following discussions during the "Town Hall Meeting" on Saturday, the 11<sup>th</sup>, the most notable change was to **remove the section on "Failure to Maintain.....right and privilege to enter on any Lot.....removing clearing.....costs related to such correction shall be imposed, collected and enforced as a special assessment....."** from Section 10. Appearance, of Article IV – Assessments

Ric announced two more Town Hall meetings for August 22<sup>nd</sup> and September 12<sup>th</sup> . A suggestion was made to have a second opinion given by a different law firm before presenting the final revisions for Board and Community approval

**Old Business:** The discussion on late fees for the storage area was tabled until after the Document Review process had been completed.

**New Business:** Peg Meushaw was appointed to serve the remaining portion of Dave Marchant's term on the Board and Jeff Loustaunau was appointed to chair the Ponds and Dams Committee. Congratulations to Peg and Jeff and thank you for your willingness to serve our community.

The suggested community survey was discussed and will be addressed. The Board adopted the suggestion that a second "Open Forum" be held before going into Executive Session. During that forum, a suggestion was made that an E-Bit be sent when the website was updated.

**Other "Bits"**

- Here is the "family recipe" that we shared last time:

"1 gallon of vinegar, 1/2 cup of salt and a couple of squirts of Dawn dish detergent... Kills weeds and grass in less than two hours, and it's safe for kids and pets and less than \$5.....that is all"

**Contact Your Board:** Please keep in touch with your Board Members. Let them know your concerns, thoughts, suggestions and ideas. **Thanks to one of our neighbors who suggested that the names of the Board Members be included in E-Bits, we are including them here and will continue to do so in the future editions:**

Ric Bauer:	<a href="mailto:ces.blueskies@mindspring.com">ces.blueskies@mindspring.com</a>	804-240-3434
Barbara Ettner:	<a href="mailto:bjettner@metrocast.net">bjettner@metrocast.net</a>	804-776-0364
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E-Bits are published by the Communications Committee of the Coves at Wilton Creek Owners Association. The purpose is to keep our owners aware of what is happening around the Coves and in our area. If you have any items for the next E-bits, send them to [covesatwiltoncreek@gmail.com](mailto:covesatwiltoncreek@gmail.com), which is maintained by the Chair of the Communications Committee. Appropriate items are news, Information, for sale, for rent, cautions etc.