



Coves at Wilton Creek E-Bits

March 21, 2015

Board Meeting Highlights:

Seven community members attended the March meeting of the Board of Directors; however, no comments were offered.

President: President Ric offered no comments

Vice-President: Barbara Ettner reported that she had worked with the Document Review Committee whose report is included below. She has also been working with Committee Chairs in developing charters for each committee, which will include the operations and membership of each. The finalized report will be presented at the May BOD Meeting.

Treasurer: Jack King presented motions to approve the 2014 financial statements and tax returns, and to post the financial statements on the website; also, to direct the property manager to move the 2014 operating surplus (\$39,619) to reserves and reimburse the operating account for reserve expense of \$5,985 paid from operations; and finally, to close 2014 reserve interest income and 2014 reserve expenditures to retained earnings.

Secretary: Carolyn reported that she had complete research to compile a list of all Board Resolutions and found five dated between 2011 and 2114. These will become available on the website In the near future.

Communications Committee: Carolyn Schott presented a report including all the E-Bits, email announcements and notices that had been distributed since the last BOD Meeting. Her report focused on the Community Directory which should be delivered by mid April. She thanked the committee members: Bill Goettle, Maggie Hurt, Pat Marchant, Peg Meushaw, and Betty Middleton for their hard work in the 7 meetings to date, and the many phone calls, letters and emails to confirm members' information and participation in the Directory.

Carolyn also reported that the Committee recommended that the proposed news letter project be postponed until January '16.

Social Committee: Laurie King reported that everyone enjoyed the St. Patrick's Day Party hosted by Peg Meushaw. Phillip and Patty Franklin have volunteered to host an event on Saturday, May 23rd, Memorial Day Weekend. More details to come.

Water /Sewer Committee: John Koontz stated that the Backflow Prevention Survey is being completed. He continue with Wells 7 & 8 have been delayed due to weather, but should be completed in a couple of weeks. The next items to be approached are storage tank inspection and valve replacement, and either recuperating, rehabbing or adding a new early warning, low water detection system. Emergency power during power outages will not be pursued at this time. The system flushing done the 19th was successful and hydro-pneumatic tank passed inspection.

Building and Grounds: Following Scott Campbell's report on the need for the Clubhouse to be power washed and painted, the BOD passed a motion for this expense at the estimated cost of \$4200. The committee recommends the tree trimming and

brush removal around the Clubhouse and on Wilton Coves Drive at the estimated cost of \$1200. The chimney cap on the Clubhouse has been replaced making the chimney operational and the pool will open in May. Tennis court and boat ramp repair are under consideration.

Dams & Ponds: Dave Marchant reported no activity on the ponds and dams at this time.

Architectural Control Committee: Ann Wickwire reported that the two new constructions, Galloways and Livingstones, are continuing to make progress though each was hampered by the recent "the weather."

Old Business:

The Document Review Committee report was given by Ric Bauer, chair of the committee which consisted of Barbara Ettner, Ed O'Connor and Jim Knupp. After consulting with Ms. Sarah Palamara, an HOA attorney, and on her advice, the committee recommended with due diligence that no changes are required in our Declarations and Bylaws at this time. The committee will continue to evaluate the other documents. A motion was made and passed to have the full Document Review Report posted to the Documents section of the website.

New Business: New arrangements for CBM to bill Villas and Mariners Point for water was presented and approved. CBM will include \$4,536 for water billings in Villas and \$2,160 for Mariners Point water billings in with the quarterly dues billings.

New collection policies and procedures were approved which will include new collection letters and mailing time schedule.

The discussion regarding our current website vs. other options was table. If you have any observations and/or suggestions on this topic, please share these thoughts with Carolyn Schott, Communications Chair, or any other member of the board.

Spring is almost here and we are reminded to keep up with the removal of grass in our driveways and accumulation of leaves, etc. in the drain pipes under our driveways.

For Sale: 10' 8" West Marine Dinghy, (2006) It comes with a 15 hp, 4-stroke Mercury engine with only approximately 10 engine hours and a trailer. This boat has been garage-kept and is in excellent condition. Contact: Joe Schott (804.776.6004) or hjschott@verizon.net.

Contact Your Board: Please keep in touch with your Board Members. Let them know your thoughts and ideas.