



Coves at Wilton Creek E-Bits
August 20, 2015
Special Board Meeting Edition

The Board of Directors for the Coves at Wilton Creek held a special meeting on August 20th to consider the recommendations for changes in the Coves' documents, which are (1) Declaration of Covenants (which govern what you can, cannot, or must do with respect to your home) and (2) the Bylaws (which govern how the HOA operates and contain the information needed to run the HOA as a business. For example, the bylaws cover matters such as:

- how often the HOA holds meetings
- how the meetings are conducted
- the duties of the various offices of the board of directors
- how many people are on the board, and
- membership voting rights.)

. We last revised our association's basic governing documents in 2008. They are no longer up to date and we need to amend the documents for the association to function effectively. Proposed amendments were presented by the Documents Review Committee chair, Ric Bauer. Each proposed amendment was fully examined and discussed before your Board of Directors voted their unanimous approval. These changes will accomplish the following:

- Move one existing rule for making assessments from the by-laws to the declarations. Recent developments in Virginia law require documenting the assessments authority in the declarations, which are on file at the county courthouse, the Bylaws are not.
- Simplify the procedure for future amendments to the declarations, requiring a two-thirds vote of the membership instead of the present requirement for **notarized** ratification certificates from the owners of two-thirds of the properties.
- Permit the board to establish capital improvement reserves in addition to replacement reserves.
- Lay out procedures for "unanimous consents to action" by the board so that our documents conform to a) our present practices and b) the requirements of Virginia law.
- Explicitly authorize the board or the association to continue our current practices of renting the club house and the storage lot for boats, trailers and RVs, and charging the connection fee for water and sewer service to a new home.
- Make small wording changes to correct typos or improve clarity—"or" becomes "of," "instruments" becomes "declarations, by-laws and rules," "lot owners" becomes "votes of members."

There are two important points about the formalities:

- For this set of amendments we are bound by the present language in the amendments section of the declarations, which require documenting the approval on an "instrument." Our lawyer advises us that "instrument" in this context means a notarized document.
- There will be a "town meeting" at 11 AM on September 12th to discuss the amendments and answer questions. A notary will be on hand for your convenience to help complete the ratification certificates.

Announcements:

Driveways: Please keep eye on those pesky weeds that love to “take root” in our driveways.

Storage Area: 4 spots are available for rent

September 26, 2015: First Annual Neighborhood Get-Together

The fun will begin at 3:00 pm with games, nibbles, lemonade (or BYOB). Dinner will be served at 5:00. Bring any visiting family and friends and let’s have a great time!

Wilton Creek Cruising Club:

The Wilton Creek Cruising Club is happy to announce that we will be having a potluck on October 10, 2015 beginning at 5:30 PM, at the Coves Clubhouse. We will welcome our new Commodore, Chip Powell! Chip directed the Leukemia Cup activities for 13 years and was Commodore of the Stingray Point Yacht Club. There will other exciting agenda items on the program for the evening. Bring a side dish to share and your favorite beverage to drink. The WCCC will provide the meat dish. Come and meet Chip, bring a friend and enjoy the evening. The WCCC is under new leadership! We will look forward to seeing there.

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

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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, which is maintained by the Chair of the Communications Committee. Appropriate items are news, Information, for sale, for rent, cautions etc.

A short survey from the Communications Committee:

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| 1. I have read the current E-Bits. | Yes, | No |
| 2. I usually do read the E-Bits | Yes | No |
| 3. I find the material in the E-Bits Informative. | Yes | No |