



Coves at Wilton Creek E-Bits

March 30, 2016

March 21, 2016 Board of Directors Meeting Highlights:

Board members present were Scott Campbell, Maggie Hurt, Jack King, John Koontz, Peg Meushaw and Carolyn Schott. Property manager Jessica Liceaga also attended.

President's Report: Peg Meushaw responded to membership questions, stating that tennis court maintenance continues to be a budget item and that the board will make sure they are maintained. She also stated that the board would continue to conduct working sessions prior to scheduled board meetings, as they have been helpful.

Treasurer: Jack King reviewed year-to-date budget vs. actual through February as follows: water/sewer income lower by \$6100 (collections slower than anticipated), storage fees lower by \$1200 (empty spaces), interest income on reserves lower by \$1200 (EVB not sending statements to property manager, problem now corrected). Operating expenses are \$1900 below budget and water/sewer expenses are \$2100 below budget.

Taxes have been filed and paid and the 2015 financial statements have been posted at the website. We are currently funding 2016 reserve requirements at \$2300 monthly. Classification errors in the January financial statements have been corrected. All monies due to the association at year-end have been collected.

Communications Committee: Carolyn Schott reported that the realtor brochures will be going out by personal delivery to Deltaville and US Mail for the remainder. The project cost came in at \$152, in line with its \$150 budget.

The March 2016 membership survey was distributed and tallied. Detailed results will be distributed separately, and we will note now that the following received support from the community and will receive follow-up from the board this year: tennis court maintenance, replace treadmill in exercise room and look into the rest of the equipment, support and encourage informal trips, encourage the use of the clubhouse for informal gatherings, landscape entrance road, replace the two footbridges from the Villas to the tennis courts. An ad hoc committee will be appointed to review the landscaping project and bring proposals to the board. (The remaining items on the survey did not receive enough support and the board has tabled them.)

Social Committee: Laurie King announced the "April in Paris" social event at the clubhouse on April 23 at 6:00 pm. Laurie and Jack will be providing a southern French chicken dish for the entrée. They request RSVP's for attending by Monday April 18.

Water /Sewer Committee: John Koontz stated that both systems were in very good condition, results of the water sample tests will arrive soon, another well will be rehabbed this year, and the committee would be working mostly on reporting and auditing the system. John also reminded us that this is the year for most homeowners to pump out their individual septic tanks.

Building and Grounds: Scott Campbell reported that mulching had been completed, downed trees due to the storm have been removed, the clubhouse carpet will be cleaned very soon, the entrance lights are on order, and estimates for the repair of the boat ramp are being sought.

Dams & Ponds: Jeff Loustaunau's report stated 2-4D ester will be applied to stumps on the dam, vegetation on the dams will be cut three times a year, soil samples have been sent to VA Cooperative Extension for recommendations of grasses and fertilizer to be used on the dams. Members met with VDOT to inspect drainage ditches hoping to find ways to increase flow to Turtle Pond and to repair excessive drop off from the roadways.

Architectural Control Committee: Ann Wickwire reported no new constructions.

Old Business: Clubhouse rental guidelines were discussed and the board approved the removal of the rental fee and retained the \$150 deposit.

New Business:

The projects from the Reserve Study for 2016, indicating this is the year for maintenance, the boat ramp repair is under review, and the tending dock is okay at this time

Open Forum: The following topics were addressed by attending members: Trees and debris from dying trees needs to be continual concern; Ponds water can be used in firefighting as per fire dept; the water company that proposed purchasing our system is under review by VA General Assembly; suggestion to build a community garden over behind the pump house.

Other Bits:

Please remember to schedule a pump out for your septic tank this year.

No one has the authority to come onto your property without your permission or your invitation. The board has been informed that a member was surprised and frightened recently by men coming onto their property without permission or invitation. This is unacceptable not in accordance with our documents. Please know that you are able to and encouraged to notify the Sheriff (804-776-6880) if anyone comes on your property without your permission. We as a board will do everything we can to assure your safety and property rights.

Stay in touch with your Board Members:

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