



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

**September 26, 2016**

### **September 20, 2016 Board of Directors Meeting Highlights:**

Board members present were Scott Campbell, Maggie Hurt, Jack King, John Koontz, Jeff Loustaunau, Peg Meushaw and Carolyn Schott. Property manager Mary Amparo also attended.

**President and Vice President:** Both Peg Meushaw and Jeff Loustaunau thanked members of the community, volunteers, committee chairs and Board Members for all of their work.

**Treasurer:** Jack King reported that we have “continued to be flush with dough.” We are \$8,000 ahead of budget on net income which should continue through the end of the year.

**Communications Committee:** Carolyn Schott commented on the two excellent Cove Chats: Jane LaVerne with the Rescue Squad and Supervisor Bob LeBoeuf. The next Chats will be held on Monday, October 3<sup>rd</sup> with the speaker to be Chief Mark Nugent from Middlesex Emergency Services. Our own Hartfield Volunteer Fire Chief will join us as well. Chief Nugent is excited to be joining us in conjunction with the October Fire Prevention Month recognition. He encourages us to invite friends from other neighborhoods and especially the children!

**Social Committee:** Laurie King announced the Christmas Party will be held on Saturday, December 3<sup>rd</sup>.

**Water /Sewer Committee:** John Koontz stated that both systems are in very good condition, both physically and financially. Expenses were just under \$7,000 below budget and income is about \$800 above budget. Sydnor’s audit revealed that our system is very tight with minimal water loss. Preventive maintenance included: replacement of the oil free air compressor and mercooid switch by Sydnor and the replacement of the electric service meter base by joint work from Dominion and Sydnor. Upcoming activities include a well inspection, touch-up painting of the storage and hydrostatic tanks. The community wide water usage is up about 6.4% over last year; but, there has been an increase of homeowners of 4.7%. The W/S Committee will be discussing a recommendation for a possible decrease in water rates at their September 21<sup>st</sup> meeting.

**Building and Grounds:** Scott Campbell reported that the pool has been closed for the year and that a repair issue is under review. He also stated that some boat ramp tending dock boards had been replaced, trailers in the field have been removed, HVAC system has been inspected, one of the outside globe lights has been cleaned and the tennis courts will be repaired in the spring of 2017. ***Thanks to Scott for his last regular board meeting report as chair of the Buildings and Grounds Committee after serving our community in that capacity for 16 years. Scott, there are not enough words to show our appreciation for all you have done!***

**Dams & Ponds:** Jeff Loustaunau reported that the top and sides of the dams have been cut, large weeds have been sprayed, quotes for cutting the back sides are being sought, Turtle Pond water level is down due to lack of rain, and there is a fairly abundant amount of 'life' in all the ponds.

**Landscaping Ad Hoc Committee:** Mary Galloway stated: quotes from plumbers are being obtained for the water component and hope to complete this before the first freeze; Request For Proposal is being prepared; quotes for the repair of the retention wall around the entrance sign are being sought and have a goal of completion before the first freeze; removal of the pine trees in the VDOT easement is under consideration; and their goal for project completion is prior to Memorial Day Weekend.

#### **Old Business:**

- The new exercise equipment is in place and in use.
- The tennis court repair is scheduled for the spring of 2017 at a cost of \$24,288.
- Pool repair is being investigated and plans are to have this resolved before the 2017 season opening.
- Updated signage for the clubhouse examples and quotes were presented. The Board approved a budget not to exceed \$1,000 for the completion of this project.
- The Nominating Committee presented the slate of nominees for the 2016 Election of Directors: Steve Hayes and Peg Meushaw

#### **New Business:**

- 2016 Reserve Study Items
  - Boat Ramp: The Board passed a motion to move this item to 2026 with a reserve of \$50,000
  - Fence (around the nitrate filtration system): The Board approved a budget not to exceed \$6250 for the power washing, staining and repair of the existing fence and to push the reserve budget for the fence to 2026 with a reserve of \$20,000.
  - Attending Dock: This item was tabled until the next meeting.
- Renter's access to the "Members Only" and Member List on the website: The Board voted to retain the current "no access" policy.
- 2017 Budget: The Finance Committee will meet to prepare a proposed budget within the next week. The Board will then hold a special meeting to review and approve the 2017 Budget which will be presented at the Annual Meeting on October 22<sup>nd</sup>.

#### **Open Forum: The following topics were addressed by seven attending members:**

- Appreciation for the services of the Board members and new exercise equipment
  - Renter access to Members Only portion of the website
  - How renters are contacted in the event of an emergency
  - Flush valves
  - Nitrate filtration system fence
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## Other Bits:

- **Coves Chats: October 3<sup>rd</sup> Chief Mark Nugent is the speaker**
- **Pedestrians and bikers—please be aware and courteous of the vehicular traffic.**
- **Please remember that parking in the “Temporary Parking Area” is limited to 7 days.**
- **The Water/Sewer Committee is having a pump house clean out session on 11/4/16 at 10 am. This event will be a great opportunity for new volunteers to consider joining the committee.**
- **The Wilton Creek Cruising Club will have a pot luck dinner social on Saturday, October 15, 2016**

## Stay in touch with your Board Members:

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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.