



Coves at Wilton Creek E-Bits

January 31, 2017

January 16, 2017 Board of Directors Highlights:

Board members present were Steve Hayes, Maggie Hurt, Jack King, John Koontz, Jeff Loustaunau, Peg Meushaw and Carolyn Schott. Property manager Mary Amparo also attended. Five homeowners attended as well.

Manager's Report stated that two homes had been sold in January.

Mariners Point: Removal of shrub and trees project is now complete and GLF will complete an erosion control project.

President: Peg Meushaw reminded us that the members of the Board are working diligently to carry out their fiduciary duties in a transparent and inclusive manner.

Vice President: Jeff Loustaunau reminded the committee chairs to review their committee's charter and present any changes for review at the March meeting.

Treasurer: Jack King reported that the Coves financial picture is exceptionally good. 2016 ended with \$648,000 in cash and \$630,000 in net assets. The funds from matured CDs were reinvested at the best rate available and a "petty cash" fund was established to afford quicker payment to local vendors. More details are available in the draft of the minutes by contacting a Board Member.

Communications Committee: Carolyn Schott stated that the committee is beginning the process to update the Coves Directory. She also announced the tentative programs for the winter portion of the Coves Chats would include a tugboat captain and a program in the musical arts. Jesse Royal from Sydnor presented a program on "All Things Water" on January 30th.

Social Committee: Maggie Hurt reported that dates for socials have been set, with the first one to be held on February 11th, "The First Annual Art & Dinner Party." This should be a lot of fun----see you there!

Water /Sewer Committee: John Koontz stated that both systems are in very good condition. A new contract for 2017 with Sydnor has been executed that will increase their responsibilities, reducing the pressure on the committee members. Other activities include:

- Nitrate bed fence repair has been completed
- Routine maintenance has been performed
- Q4 revealed no abnormalities at MP or homes, but the Villas sustained 2 leaks which have been repaired.
- New projects include 4 flush valves to be installed beginning the week of 1/30. (These valves will be located at the end of each of 3 cul de sacs and 1 at the south end of Wilton Coves Drive.

- CVSS will change out an electrical box housing one of two alarms.
- Digital meters are being considered for the future.

Building and Grounds: Steve Hayes reported that he is looking into a project to clean the fence along Rt. 3.

Old Business:

- **The ACC Document Revision:** The revision is still under review and should be completed by the March Meeting.
- **Signage Project:** A motion was approved to replace old signs and add a couple of new ones around the pool with a not to exceed budget of \$1500.
- **Tending Dock:** The permitting process for replacing the dock is slow, but proceeding.
- **Filtration Area Fencing:** This project has been successfully completed.
- **Light Pole Bases:** Bases have been ordered and the solution to the heat producing bug situation is in process.
- **Hot Tub:** A motion was approved to NOT consider installing a hot tub.
- **Gas logs:** A motion was approved to NOT proceed with installing gas logs in the clubhouse.
- **Electric fireplace:** The Buildings and Grounds Committee will study this project.
- **Survey:** A motion was passed to NOT move forward with a survey.
- **Clubhouse Condition and Paper Product:** Steve Hayes will take this concern under consideration with the B&G Committee.

New Business: None

Open Forum: The following topics were addressed in the two Open Forums: Delay in reimbursements and member letters, lamp post decorative base cost, non-vetting of projects, lack of transparency, community image issues, home sales (2 in Jan.), adding a program to social events, small conservatory, walking trail, attendance to meetings and social events due to negative comments.

Other Bits:

1st Annual Valentine Art & Dinner Party

February 11, 2017 at 5:30

Bring a beverage and choice of appetizer, side dish or dessert to share

RSVP: Joyce livingstone1512@gmail.com

Neighborhood Mailboxes: Some are very sad because they need a little TLC. Please help!



Water Saving "Bits":

- (1) a valve key (wrench) is available in the club house chair and table storage closet for those who would like to borrow it.
- (2) Use an aerator and/or a water flow-reducer attachment on your tap to reduce your water usage.



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, which is maintained by the Chair of the Communications Committee.