



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

**July 26, 2017**

### **July 17, 2017 Board of Directors Highlights:**

Board members present at a very busy and productive meeting were Jack King, John Koontz, Jeff Loustaunau, Peg Meushaw and Carolyn Schott. Property manager Mary Amparo, CBM President Dana Schotts-Neff and sixteen homeowners attended as well.

**Manager's Report:** Mary Amparo stated that she had completed the normal activities for the Coves which included submitting invoices for payment, prepared financials, worked with approving vendor packets, and sent friendly reminders to owners for past due water bills.

**Mariners Point:** Mariners Point Building #2 received a new roof and modification of the gutters. New neighbors are Scott and Laura Ruff.

**Vice President:** Jeff Loustaunau reported that the Committee Charters are almost complete except for Buildings and Grounds, two entrance road lights have required work for "driver" replacement and a broken globe replacement.

**Treasurer:** Jack King reported that revenues through June 30 are \$1,253 higher than budget, and expenses for the period are \$2,056 lower than budget, for a favorable variance in the net before reserve requirement of \$3,309. Motions were approved a) to move funds from EVB money market account to 4-5 year maturity CDs and b) to adjust the reserve balance allocated to well replacement to \$60,000 and reduce the annual reserve requirement going forward to \$3,000 per year to fund triennial well rehab.

**Communications Committee:** Carolyn Schott stated that the new edition of the Owner's Directory had been delivered by either committee members or U.S. Mail. Many thanks to committee members: Maggie Hurt, Peg Meushaw, Bill Goettle, Linda Gray, Danielle Todd and Joyce Livingstone.

**Social Committee:** Maggie Hurt reported that the next social will be a Solar Eclipse Party on Monday, August 21<sup>st</sup>, 1:00 pm – 4:30 pm. Moon pies and sun chips will be served and viewing glasses will be provided for 30 people. Contact Maggie for more information about viewing glasses.

**Finance Committee:** Jack King stated that this committee will be meeting to prepare a budget draft for consideration at the next meeting.

**Water /Sewer Committee:** John Koontz reported that both the water and sewer systems are in good condition. Activities of the committee in the last two months include: evaluation for digital meters, primarily for the Villas; Well # 4 has been rehabbed including the replacement of a check valve; transfer pumps have been lubed; grading and seeding has been completed around the leak area on Wilton Coves Drive; hydrostatic tank has passed the biennial inspection and quotes are being sought for repairing the pump house roof.

**Building and Grounds:** Members of the Board have been providing assistance to Steve Hayes due to his health issue and we offer support and prayers to Steve and Christine during this time.

Carolyn Schott is working with Mary Galloway regarding the concerns for the new plantings; Jack King and Tom Feigum are in the process of researching the best way to remove the current floor paint and how to paint the lower level floors in the clubhouse to provide safety; Jack King is coordinating with the new clubhouse cleaning contractor. Other aspects of the Building and Grounds responsibilities were addressed under Old and New Business.

**Ponds and Dams:** Jeff Loustaunau stated that Solitude had made their third visit to complete their contract. All ponds are in good condition as are the dams which have been cut.

### **Old Business:**

- **Signage Project:** Carolyn Schott reported that is complete except the relocation of the new sign to old signs location and the detachable event sign is not ready.
- **Tending Dock Project:** John Koontz reported that permits are ready and awaiting bids. However, a motion was approved to rescind the previously approved motion the replace the dock. A new motion was approved to replace the decking of the dock, only.
- **Tennis Courts:** Peg Meushaw stated that the estimated time for the contractor to repair the courts is late this month or early in August.
- **Charter Review:** Jeff Loustaunau stated that the only changes being addressed were to confirm meeting times and frequency of all committees and a confirmation of the charter for Buildings and Grounds from the new committee chair, Joyce Livingstone.
- **Heating the Pool:** John Koontz is continuing to gather information and recommends the purchase of a heat exchanger (\$1795 + shipping \$120). This addition could make the pool season run from May until October.
- **Wilton Coves Drive Tree Trimming:** Jeff Loustaunau is working with Magic Tree Trimming who was awarded a contract to not exceed \$4000 to clean up the trees along the streets for a natural look. Homeowners will be notified and consulted when trees on their property are involved.

**The ACC Document Revision:** A motion was carried to approve the changes to the ACC Procedures and Guidelines which will bring them into concert with the Association Documents

### **New Business:**

- **Steve Hayes resignation** was accepted and Joyce Livingstone was appointed to the Board and to the chair position of the Building and Grounds Committee.
- **Pump House Roof Repair:** John Koontz has been charged to obtain proposals for this project.
- **Facilities Manager:** Jeff Loustaunau reported that the Board is considering this paid position. The Board will be consulting with Dana Shott-Neffs, president of CBM and Mary Amparo, our CBM manager as they consider all aspects of this initiative.
- **North Wilton Coves Drive Runoff:** VDOT and members of the Board are investigating methods of correcting the runoff problem which caused considerable damage to the bank and in turn a large amount of soil erosion into the creek. Pictures are attached.

- **Nominating Committee:** The nominating committee consisting of Godwin Jones, Chair, Carl Johnson and Bill Goettle was approved

**Open Forum:** The following topics were addressed in the **THREE** Open Forums. One forum was dedicated to the proposed Facilities Manager position: agree with the concept but opens a can of worms, difficulty in hiring someone for the proposed price, puts the “manager” in a difficult position because a lot of people will think this person “works for them,” encouraged by Dana’s remarks in working with CBM, there are people in this area who do this type of work, idea is just another layer of bureaucracy.

The following topics/comments were heard in the other two forums: motivate the Board to fix the landscaping project, new plants disappointing—fill in the with additional plants on the berm; plants look healthy; pump house does need a new roof; tending dock does not need replacement; one owner has a steep lot covered in ground cloth—no problem with runoff; association may be in position to be liable for the runoff from the whole area if we are not careful in how we proceed---CBM’s advice to be sought; several lots have large drop-offs, dealt with it at the condos; support for Steve’s recommendation to appoint Joyce Livingstone to the Board and Chair of B&G; Joyce spoke regarding her expertise, experience and desire to serve on the Board and to chair the B&G Committee.

**Other Bits:** The Building and Grounds Committee welcomes new members from the Coves community at large. Please contact Joyce Livingstone by August 15th and let her know if you are interested in serving on this committee

**Save the Date:**

**Solar Eclipse Party:** Monday, August 21, 2017 (1pm – 4:30 pm) Moon pies and sun chips will be provide along with viewing glasses for 30 people. Contact Maggie Hurt (776-7010) for more details

**.Water Saving “Bit”:** Defrost frozen food in the refrigerator....not under a running cold water faucet: It may take longer, but the results will be significantly tastier and you will have saved GALLONS of water



**Stay in touch with your Board Members:**

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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.

