



Coves at Wilton Creek E-Bits

September 24, 2017

September 18, 2017 Board of Directors Highlights:

Board members present were Maggie Hurt, Jack King, John Koontz, Jeff Loustaunau, Joyce Livingstone, Peg Meushaw, and Carolyn Schott. Property manager Mary Amparo and seven homeowners attended as well.

Manager's Report: Mary Amparo stated that she had completed the normal activities for the Coves, contacted Maxx LLC to provide an engineer analysis of the erosion issue, researched and contacted an attorney specifying in environmental issue, requested a proposal from Vandeventer & Black LLP, requested proposal for maintenance/onsite manger from CBM, provided a Board Orientation course, assisted Carolyn Schott with the Annual Meeting Notice.

Mariners Point: Mariners Point Board will be holding a meeting on Saturday the 23rd.

President: Meushaw clarified a couple of points. 1. Some time sensitive motions are voted by electronic means and then ratified at the next meeting. 2. Work sessions are just that, a discussion on agenda topics. No decisions are made, Robert's Rules do not need to be followed and no minutes are taken.

Vice President: Jeff Loustaunau reported that the Committee Charters are complete; all entrance road lights are working and are under a 4-year contract. We are waiting for the final payment from Jazzi Pools (that check has arrived), dead tree cutting would be this week, (has been completed) and the "limbing" of trees will take place in November. AND, he reminded everyone that the tennis courts are for playing tennis, not for riding bikes, scooters, roller blades and skateboards. They are **strictly forbidden** in order to preserve the surface of the courts which is quite costly.

Secretary: Carolyn Schott reported that she attended all meetings and work sessions, prepared all minutes, assisted a Villa owner, assisted a homeowner who had a tree fall on his boat at his dock and assisted a member looking for information on storage space rental, attended to consultations with VDOT re: erosion issue and transcribed the notes for the consultation with Mike Doczi, VDOT Area Land Use Engineer to be sent to Mr. Doczi and the Board.

Treasurer: Jack King reported that operating Cash is \$32,000; reserve cash is \$569,000 which totals \$601,000. Year-to-date revenues are unchanged, W/S is \$3,000 below budget, all other revenues exceed budget by \$3,000 and Expenses are \$100 below budget. Year-to-date net is \$39,000 ahead before contributions to reserve. CDs have been purchased: \$100,000 @ 2.3% interest, \$50,000 @ 2.35% and another \$125,000 to be purchased shortly. The general assessment will remain \$500 / year and Water/Sewer will remain at \$36/month.

Communications Committee: Carolyn Schott stated that in addition to her normal activities, she took pictures of the effects of the erosion at the end of Wilton Coves Drive on 3

occasions after heavy rains and prepared and gave a PowerPoint presentation on the erosion issue at the Called Meeting on August 23rd.

Social Committee: Maggie Hurt reported that 40 owners attend the Eclipse Party held on August 21, 2017 and that the next event will be the Cocktail Party following the Annual Meeting on October 21st.

Water /Sewer Committee: John Koontz reported that both the water and sewer systems are in good condition. Also, accounts payable issues have been resolved, routine flushings are working, the annual sewer inspection will be done by the end of the year, roof repair on the pump house has been turned over to Joyce Livingstone and a couple of minor system interrupts occurred in the Villas and were immediately repaired

Building and Grounds: Joyce Livingstone reported that she is in the process of obtaining and reviewing documents pertaining to projects: pump house roof repair, tending dock, tree trimming, tennis court repair and the floor coating for the lower floor of the clubhouse. Mac's Pool Service and Starbright Security companies have performed their normal maintenance. Committee members are: Maggie Hurt, Scott Campbell, Bill Goettle, Bob Livingstone, Steve Sohles, Jeff Loustaunau, Gordon Gibb and Godwin Jones.

Ponds and Dams: Jeff Loustaunau stated that the committee is not prepared to make a recommendation for a Solitude Lake contract, there is concern with the growth of phragmites growth downstream side of Turtle Pond dam, dams are being cut on schedule, water level in Turtle Pond is higher than the past few years and the committee recommends the consideration of diverting the water that is causing the erosion problem into Turtle Pond.

Old Business:

- **Nominating Committee:** The Board approved the slate of officers presented by Godwin Jones, Bill Goettle and Carl Johnson which is: Bill DeBeau, John Koontz and Carolyn Schott.
- **Signage Project:** Carolyn Schott reported that a proposal from Kilmarnock Sign Company of \$299 had been received and that members had been directed to other quotes from companies on the web. The Board approved a NTE budget for the event sign of \$350.
- **Charter Review:** Jeff Loustaunau presented the Charter Document for approval and the Board did so.
- **Landscaping:** Carolyn Schott presented a PowerPoint based report for the 2 quotes and designs that had been received from Green Planters and GLF. The Board approved a NTE budget of \$3500 for this project. This does not replace any current plantings, just adds to the areas and includes the bank where the new sign is located.
- **Tennis Courts:** Peg Meushaw stated that we have a date of no later than October 2nd for starting the repair work and that it will take 7-10 days.
- **Heating the Pool:** Tabled until information from Peninsula Heating and Air has been received.
- **Resurfacing Downstairs Floor:** Gathering data is still underway.
- **2018 Budget Approval:** The 2018 budget was approved as stated in the treasurer's report with the general assessment to remain at \$500/yr., Water/Sewer to remain at \$36/m and the final budget numbers will come in November.

- **Facilities Manager:** Maggie Hurt and Jeff Loustaunau will be gathering information from other entities that use a facilities manager or similar services.

New Business:

- **Wilton Coves Drive Erosion Issue:** GLF will be installing hay bales at the erosion site. There are other areas where erosion has occurred and these will be address in the near future. The Board has appointed Jack King, assisted by Carolyn Schott to meet with Rob Brooks, a lawyer, to obtain legal advice on the erosion area and erosion controls generally.

Open Forum: The following topics were addressed: Deer love Liriope that is in the proposed new landscaping, tennis court signage should be placed with no dogs, roller skating, bicycles skateboarding and to use at your own risk; new Mariner’s Point owner complemented the taste of the water, storage box for the landscape hose –move it or hide it, notify members when the loading dock work is to be done, loading ramp is slimy—clean it, why do contractual matters need to be in executive session, do not need to do anything to the dock, do not kill the phragmites on the creek side of Turtle Pond dam—acting as an erosion control, please be careful how and what we say to non-residents of the Coves, apology to VDOT for improper behavior towards them by a couple of owners, request legal outcome to clarification of lot owners in relation to drainage easement, and no maintenance, can we have evening board meetings, plant wildflowers in the fields and only cut the perimeter, mass email to clarify how to access the website.

Save the Date:

CWCOA Annual Meeting: The Annual Meeting will be in the Clubhouse on Saturday, October 21, 2017. Registration will begin at 2:30 pm followed immediately by the meeting. The COCKTAIL PARTY (semi-formal attire is optional) will begin at 5:30 pm The Board will supply steamed shrimp and fried chicken wings. Please bring your favorite appetizer to share and your beverage of choice.



Stay in touch with your Board Members:

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