



Coves at Wilton Creek E-Bits

November 24, 2015

November 16, 2015 Board Meeting Highlights:

This issue of E-Bits, as you can see, has a little different format. There were two meetings on November 16, 2015 a special meeting to vote to approve the By-Law Amendments and the regularly scheduled November BOD meeting. Unfortunately, the number of proxies turned in and “in person” votes were not equal to the required number. Therefore, we have only 60 days to acquire these votes before, **by law**; we must start all over again. **That means January 15, 2016 is the deadline.** If you hold one or more votes that have not been exercised by submitting your proxy, please sign it/them and send it/them to Carolyn Schott by email, cjschott@verizon.net or by mail to 207 Oyster Cove Lndg. Hartfield, VA. In explanation, **Virginia Law mandates** that our documents be reviewed and amended to incorporate the changes in the Home Owner Association law. Without ratification of the Covenants and approval of the By-Laws, your board cannot lawfully have meetings, authorize the payment of bills, and hire contractors to maintain the common areas including, most importantly, the water and sewer systems! Without the approved By-Laws, the board cannot enforce the rules the help to maintain the beauty and peace of our neighborhood. As you can see, the approval of our documents is **a very serious matter!**

So often, we humans think that “the rest of them” will sign and turn in their proxy, so mine doesn’t really matter. **NO SO!!!!** Every single proxy is important! Yours is important and necessary. So, do your part and honor your responsibility by signing (all owners’ signatures) and returning your proxy **TODAY!**

The regular business of the November 16th meeting was plentiful and the three members who attended offered very important observations and suggestions. Those were:

- Question regarding the First Annual Neighborhood Get Together being sponsored by the Communications Committee (not their job)—it was co-sponsored with the Social Committee
- An observation that 2 items on the agenda seem to be in reverse order
- Request to send the Committee Charters to the members for review before voting approval
- Multiple real estate signs - rules allow 1
- Political signs – against the rules
- Mold on some homes
- Over extension for time allowed for home construction
- Replacing the trees along the fence on Rt. 3
- Issues with obtaining required proxies and whether or not all owners of a residence are required to be present to cast a vote
- Issue as to whether the moves made by the Board regarding Peg Meushaw serving the vacated position of Ric Bauer instead of the one vacated by Dave Marchant were ratified by the Board

Some results of these observations and concerns were:

- A motion was passed to ratify the board positional moves that were made in case, after research, this action in fact had not been done.

- A motion was passed to table the vote to approve the Committee Charters until they had been distributed to the members
- A motion passed to switch the order of the items of concern
- Other items were discussed in the Executive Session due to expected privacy in these situations.

Your Board Does Listen!

Results of matters discussed regarding items presented in Officer and Committee Reports:

- Minutes of the meetings on September 14th, October 24th Annual Meeting, and the October 24th Post Annual Meeting were approved; but, the draft watermark will remain on the Annual Meeting Minutes until after the 2016 Annual Meeting.
- A motion passed to appoint Peg Meushaw the liaison for the Social Committee and to appoint Maggie Hurt the liaison for the Architectural Control Committee.
- A motion passed to approve the Treasurer's Report which stated that our financial picture is very good with \$36,000 in Operating Cash and \$588,000 in Reserves. The report contained several items that were voted on under each Old and New Business.
- A motion passed to approve the new contract with GLF which would include two (2) cuttings of the dams
- We will need to contract a new cleaning service as the current lady is retiring due to health issues
- **Old Business Items**
 - The financial picture supports a reduction of the 2016 Assessment Dues by \$60 which is a part of the 2016 Budget to be approved.
 - The Reserve Study reveals that the Coves is funded at 150% of the required level.
 - A motion was passed to approve the Reserve Study.
 - The 2016 Budget includes increased contract costs with CBM and GLF
 - The 2016 Budget shows a increase of \$11,000 even with the reduction of the assessment fees.
 - A motion was passed to approve the 2016 Budget as presented by the treasurer.
- **New Business Items**
 - No back charge to anyone due to the unscheduled pump out of one of the sewage field tanks in this particular situation.
 - A motion passed to proceed with steps to update the bank resolutions, new names for the document signing requirements due to elections.
 - A motion was passed to direct CBM to set up a \$20,000 Contingency Reserve fund from the 2015 Operating Surplus in January 2016.
 - A motion was passed to direct CBM to transfer \$2300, monthly, from Operating Cash to Replacement Reserves beginning in January, 2016.
 - A "POSTED" sign has been placed at the entrance attached to the first lamp post resulting from hunters hunting in the well field.

Other "Bits":



Announcing our Annual Holiday Party:

It is **Saturday, December 5**. Drinks at 6 and dinner at 7. It is pot luck, so bring a dish to share and your beverage of choice. Your hosts are Ken and Paulette Laden. See you there!

Have a very Happy and Safe Thanksgiving!

Contact Your Board: Please keep in touch with your Board Members. Let them know your concerns, thoughts, suggestions and ideas.

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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. Appropriate items are news, Information, for sale, for rent, cautions etc.