

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

June 20, 2014

### **RESERVE FUNDING:**

The Board has decided to forego contributions to the Replacement Reserve Fund for 2014, using the funds instead to pay the \$60,000 cost for activation of wells #7 and #8. The 2010 Reserve Study called for \$53,000 contribution each year and we have averaged \$51,000. However we are currently \$152,000 ahead because we have not completed \$163,000 in forecasted projects such as replacement of entire clubhouse/pool deck, repaving our streets (resealed instead), renovating the entrance sign, replacing the ramp tending dock or replacing wells #4 and #6. We will need to do most of these in the near future. A new Replacement Reserve Study is due in 2015. Several new projects will be added but we still expect to be sufficiently funded.

### **DOCUMENTS UPDATING:**

Our Articles, Declarations and Bylaws all need to be updated to correct some of the errors and omissions in the 2008 restatement and to be consistent with new state statutes. This is a significant task and the Board is currently receiving proposals from various attorneys.

### **NEIGHBORHOOD APPEARANCE:**

Inspection by the Property Manager prior to this weeks Board meeting found some driveways with significant grass and quite a few mailboxes that are tilting and or in need of cleaning. All owners are asked to improve these situations some of which were cited.

### **NOMINATIONS FOR BOARD:**

This year terms of office expire for Godwin Jones, Gil Paradies and Steve Sohles. All Owners should consider service on the Board of Directors. If you are willing, notify one of the current Board members.

### **WATER QUALITY REPORT AND CROSS-CONNECTION SURVEY:**

All Owners should have received the annual Water Quality Report for 2013 and a cross-connection survey. Please complete the survey and return it as soon as possible. Our neighbor volunteers must collect all the data and report to the VA Department of Health.

**SOCIAL:**

The Memorial Day dinner was a success. The next social is a celebration of Independence on Saturday, July 5. Hamburgers etc will be provided. Please bring an appetizer, salad, veggie or desert and your drink. Cocktails at 6:00 and dinner at 7:00.