

BAY COVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
September 19, 2022

The Bay Cove Board of Director's convened for a regular meeting on September 19, 2022, at the Colonies Clubhouse and called to order at 6:04 p.m.

Present: Maggie Keenan, Beverly Bailey, Vickey Phillips, Patrick O'Connor, and Elizabeth Enders.

Kellie Cox, Landmark Property Services.

Guests: 11 Members present in person and virtually.

Minutes May 9, 2022, meeting minutes were reviewed and accepted as written. Motion, Patrick O'Connor. Second, Vickey Phillips. Approved.

Reports:

Financial

Elizabeth Enders provided the Treasurer's Report through 8-31-22. Operating and reserve balances were reviewed. Currently Operating is at \$137,818 and Reserves are at \$247,435.

Landscaping

BCLS will begin aeration and seeding in the next week. Pruning has begun at the top of Shore View Drive and Schooner Court. The crew is working its way through the community. The remaining tree removal will be completed by the end of the week. Landmark will walk with BCLS to make sure all was completed based on the proposal. Phase 1 red tape juniper items along Shore View Drive will be removed in the next few weeks.

Exterior Review

12104 Shore View Drive – walkway/trex boards – Approved
2717 Schooner Court – window replacement – Approved
12331 Shore View Drive – back deck – Approved
12017 Shore View Drive – walkway/trex boards – Approved
12123 Shore View Drive – window replacement – Approved
2720 Schooner Court – window and door replacement – Approved

Communications

Elizabeth Enders provided the communication update. The newsletter was added to the website. Jackie Murrell helped and will be reimbursed for expenses related to updating the website.

Wilde Lake

Wilde Lake met regarding the erosion along Spinnaker Court. Wilde Lake Association will only care for up to the land but not the actual land. Bay Cove needs to obtain pricing for the area along Spinnaker Court, however it's not a priority at this time.

Pool

Pool season was successful. The pool closed on September 19, 2022. Members received new pool gate keys. All locks were switched out and the bathroom locks were changed to match the pool key. Pool closing items will be addressed with Pool Crafters. Cover will go on in the next few weeks. Bathrooms will be winterized and all furniture put away.

Old & New Business:

Roof Replacement: 12005 – 12011 Shore View Drive, 12121-12127 Shore View Drive set to be replaced by A+ Roofing week of October 3, 2022. 2711-2717 Spinnaker Court is set to be replacement by A+ Roofing week of October 17, 2022

Reserve Study: Looking back to the 2017 Study, the community was underfunded. The 2022 Reserve Study is looking better, and significant Reserve funding has helped over the last several years.

Master Plan: Maggie Keenan gave an overview of the overall Master Plan for the community outlining plans for painting, roof replacement, asphalt/paving, and landscaping. The paint cycle and asphalt paving will begin in 2023. Roof Replacements for 2023 will be based off the Reserve Study. By the end of 2023, the community should see a lot of enhancements.

Member Voice:

Member would like to know if her unit is part of the paint cycle for 2023 as painting can't wait. Landmark to obtain a proposal for painting for this unit in 2022.

Member would like to update landscaping in the front beds and asked if an ARC request would be needed.

Member would like BCLS to follow-up on when landscape items will be addressed in the back of her property.

Member inquired about the violation process in the community and how the process works.

Member asked if we could obtain files on when the last roof replacement took place in the community.

Member would like BCLS to cut around the drain that ties into the lake.

Rental Committee Update:

Members of the Rental Committee were present to give an update since the last Board meeting. John Burnes at 2710 Spinnaker Court joined the committee and gave an introduction. Bernie Johns then provided an overview of the steps that the Committee has been working on. Committee has reviewed the Bylaws, specifically the Powers of the Board and what the Board's position is on implementing change. Bernie spoke on identifying problems and reviewed the questions that the Board were asked at the May Meeting. Committee also surveyed other communities in the Richmond area and what the pros and cons were for implementing a rental amendment. Out of 10 communities, 3 provided responses. Currently, the Committee is not ready to provide the Board a recommendation.

Board requested concrete recommendation by the Annual Meeting in November. Board would like committee to work on a list of survey questions. Questions to be sent to the Board and then submitted to the community by mail/email. Board would like results presented at the Annual Meeting.

The meeting was adjourned abruptly at 7:35 p.m. due to a lack of decorum and control. The stated end time of the meeting on the agenda (7:30 p.m.) had passed at this time.

Kellie Cox
Managing Agent