

HOA Meeting Minutes: 2018 Estates at Dove Run HOA Meeting (11/27/18) MOT Senior Center

1) Greetings/Introduction: Presenter, Rich Green

- Commenced meeting at approximately 7:05 pm
- Introduced Board Members: Bill Wolff, Vice-President and Architectural Review Committee Chairperson, Frank Fidelman, Corporate Secretary/Treasurer, Mike Pinkston, HOA Board Candidate, and Rich Green, President
- Purpose of the HOA Meeting is to appoint the Board Members to serve during calendar year 2019, to provide an update of the HOA's activities/issues for 2018, and to answer questions upon the conclusion of the agenda topics

2) Financial Status for 2018: Presenter, Rich Green

- Provided a brief overview of the HOA's financial activities during calendar year 2018; a copy of the 2018 expenditures (actual vs. budget) was also provided to the attendees and will be made available to interested parties upon request.
- Collected HOA dues from approximately 97% of the (298) lot owners.
- Landscaping represented approximately 75% of the actual expenditures and covered mowing, mulching, weeding and planting.
- The remainder of the expenditures included administrative expenses, liability insurance and collection fees.
- HOA uses the services of JP Court to pursue collections against delinquent accounts. The Court charges approximately \$35 per case, which the HOA assesses against the delinquent lot owner(s).
- For 2018, the HOA filed 19 collection claims with the Court and collected on 12 of those claims.
- Stayed within budget, as total/actual expenditures were approximately \$3,500 less than the budgeted expenditures.

3) Architectural Review Committee Update (ARC): Presenter, Rich Green (Substituting for Bill Wolff)

- Primary functions of the ARC: to review permits and to enforce deed restrictions
- Lot owners are encouraged to report deed restriction violations to the ARC; in addition, certain complaints (such as unauthorized vehicles parked on public streets) can be reported to the Middletown Police.
- HOA is seeking volunteers to assist Bill in the operation of the ARC.

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- Additional explanation of the ARC activities is provided on the annual ARC Report, as reflected on page three of this document.

4) Election Results: Presenter, Frank Fidelman

- Candidate Frank Fidelman (11 votes)
 - Candidate Rich Green (14 votes)
 - Candidate Mike Pinkston (12 votes)
 - Candidate Bill Wolff (14 votes)
- Candidates Frank Fidelman, Rich Green, Mike Pinkston and Bill Wolff have been nominated and are deemed Elected by Acclamation, as there are no opposing candidates; the elected candidates will serve a one-year term, ending 12/31/19, upon a regularly scheduled election

5) General Discussions and Questions (Main Areas of Discussion)

- Homeowner expressed concern about possible impact to our development as a result of the proposed The Highlands at Middletown project – maps were provided to those in attendance. Homeowner asked if this information can be disseminated to the membership.

Response: Rich stated that the issue has been mentioned during prior HOA meetings but expressed reluctance of providing any formal notification to the membership, at this point. Bill encouraged the homeowner to contact Town Council Member Rob Stout for additional information. Bill will also investigate this issue and provide updates, as necessary.

Meeting adjourned at approximately 7:45 PM

**2018 Annual Dove Run Homeowners Meeting
Architectural Review Committee (ARC) Report**



ARC Mission Statement:

The ARC is comprised of volunteer residents serving on behalf of the HOA Board and all Dove Run home owners. The Mission of the ARC is to accept, review, and vote on proposed projects to ensure compliance with the deed restrictions. The goal of the ARC is to assist in maintaining the high quality and consistency of the aesthetic beauty and design of the homes within the Estates at Dove Run.

Approval Applications:

The ARC approved 11 applications in 2018, which were three less than in 2017:

- 1 Solar
- 1 Paver Patio
- 2 Decks
- 2 Screened Porches
- 2 Sheds
- 1 Room Addition
- 1 Pool
- 1 Fence

Violations:

The ARC did not receive many violation complaints during calendar year 2018. However, the complaints submitted have been adequately addressed and resolved.

Middletown Police - Neighborhood Assessment:

There are no trends or issues in Dove Run at this time. Use your inside and outside lights, close your garage door, lock your doors to both house and vehicles. Remove packages from your porches.

Foreclosed Home:

Bank was contacted to close and lock the open window of a vacated home. The purpose was to mitigate damage that would adversely impact the resale value of the home.

Members:

Bill Wolff, Chairman