

Estates at Dove Run Board Meeting Minutes: 5/25/16

Board of Directors:

- Present: Rich Green, Bill Wolff and Frank Fidelman
- Absent: Sara Henderson
- Meeting started at 7:10 PM

Financial Status:

- Rich reviewed the current financial status (page 2)
- Various questions were raised about certain expenditures, such as landscaping and potential JP Court fees to collect unpaid assessments
- Rich explained the HOA uses two separate contractors to landscape/maintain the Brick Mill Entrance/Median, Dove Run Blvd (grass strips between the sidewalk and the street) and the three Cul-de-Sacs/Mound Areas located on Wood Duck, Autumn and Bucktail
- Rich also indicated that he plans to “replenish” the HOA’s Court Account, as the Court charges \$30 per filing; the amount is recouped upon collection of HOA dues
- Rich noted that is much cheaper to use the Court collection system, versus hiring an attorney to collect unpaid HOA dues
- To date, the HOA received payment from approximately 75% of the owners; Past Due Letters have been sent to those who have not remitted payment; the Board agreed that Court collection claims will be filed within the next two weeks

Appointment of HOA Board Officers

- Rich Green (President) and Bill Wolff (Vice-President) were both appointed to remain in their current positions; Frank Fidelman agreed to serve as Treasurer and Corporate Secretary
- HOA will institute a “dual signature” process, as checks will be endorsed by both the HOA President and Treasurer

Electronic Voting

- In an effort to increase participation, Frank reviewed the possibility of establishing an electronic voting process, which is handled by an outside agency; the Board agreed that the anticipated cost of instituting such a system will not necessarily result in additional participation
- The HOA will continue to send “paper ballots”

Architectural Review Committee (ARC)

- HOA Board discussed the ongoing role function of the ARC, as the Board has been received recent complaints about unauthorized vehicles, basketball goals, etc.
- A brief discussion was held about hiring an outside management agency, but it was cost prohibitive - between \$4,000-\$10,000/year
- Owners are encouraged to report deed restriction violations to the attention of the ARC

Meeting adjourned at 8:20 PM

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<i>Financial Status, as of 5/25/16</i>	
	2015
	Actual
Cash Balance: January 1, 2016	\$8,460
Deposits/HOA Dues (75% Compliance):	\$12,280
Total Available	\$20,740
Expenditures:	
Landscaping: Dove Run Blvd, Cul-De-Sacs	\$670
Landscaping: Brickmill Entrance	\$5,141
JP Court*	\$20
Attorney Fees	\$1,190
Liability Insurance#	\$0
Administrative Fees (Website, Postage, Supplies)	\$2,257
Meeting Rental Fee	\$100
Delaware Franchise Tax	\$25
Total Expenditures	\$9,403
Cash Balance: 5/25/16	\$11,337
<i>* Plan to Replenish Court Account Next Month (\$1,200)</i>	
<i># Annual Payment (\$1,409) Due 6/16</i>	