

Estates At Dove Run HOA Board Meeting

Minutes for March 10, 2010 7:00pm

Board of Directors:

- Present: Richard Green, Scott Gagnon, Calvin Lindsey, Vered Verandak
- Absent: Laura Lindsey

Agenda:

- Assessment Collection:
 - Approximately 150-200 assessments received (pending final talley)
 - The deadline for payments is 3/19, after which outstanding assessments will be considered late
 - A reminder letter will be sent within the next few days for outstanding assessments
- 2008 Assessment Court Case:
 - The Homeowner's Association won a judgment in Delaware Superior Court against a homeowner that was contesting the validity of the 2008 assessment
 - The judges rulings included:
 - Even if the homeowner is unaware of the deed restrictions, it is a legal document. Every applicable homeowner is subject to the restrictions.
 - The association was appropriately formed, and homeowners were appropriately notified of the initial homeowner meeting.
 - Homeowners were appropriately notified of the 2008 homeowners meeting, and the budget approval was conducted in accordance with the HOA bylaws.
 - Confirmation that the HOA has the authority to perform landscaping to maintain or enhance the value of the neighborhood
 - The amount owed to the HOA includes the \$155.47 assessment + 12% interest since 10/1/08, \$31 in court fees + "reasonable attorney fees" (still pending decision)
 - The HOA is pursuing homeowner payment of legal fees incurred in the matter to date, which total \$3,801.50
- Previous Year Assessments:
 - There are 3 additional outstanding assessments for 2008: 1 being reserved by the HOA lawyer; 2 that have received default judgments in favor of the HOA by the JP Court
 - There are 10 outstanding assessments for 2009: 8 are being processed by the HOA lawyer; 2 are foreclosures that will not be recovered
 - The board is reviewing additional means for pursuing outstanding assessments to minimize legal fees in 2010
- Website Maintenance:
 - The HOA website was modified to reflect the approved changes to navigation and content
 - Additional content will be forthcoming over the next few months, including a proposed newsletter and discount section

- A call for committee volunteers will be posted on the website for both the Neighborhood Watch and ARC
- Landscaping:
 - The landscape contractor will complete the planned spring clean-up and mulching by March 31st
 - The contractor has confirmed the 30-day forecast does not include snow
- Committee Reports:
 - Neighborhood Watch
 - The March meeting was rescheduled to this week
 - The committee continues to work with Middletown on Neighborhood Watch signs
 - A vendor has been selected, and design recommendations will be presented at the April town meeting
 - Architecture Review Committee
 - Two new approval requests were submitted and approved since the February board meeting
 - The committee will be meeting again in the next few weeks (schedule TBD)
 - The committee is still looking for additional volunteers
- Additional Discussion:
 - The quarterly Treasurer's Report will be presented at the next meeting

The meeting was adjourned at approximately 8:15pm.

The next meeting is scheduled for April 8th at 7:00pm.