

Estates at Dove Run HOA Board Meeting

Minutes for January 23, 2008

Directors present:

- Maurrell English, Richard Green, Jennifer Godlewski, Ed Henry, Alison Segal, Amar Tailor and Jill Winnington.

Agenda:

- **Debate on employing a management company:**
 - ◆ Two quotes from separate companies (Wentworth Management Co. and MRA Property Management Co.) were obtained which revealed this would cost a *minimum* of \$20K to \$30K per year with additional costs for every service they would provide.
 - ◆ There was question to how much time would have to be invested (without a management co.) to resolve deed restriction violations (that have been neglected for the past three years) and assessment collections for the first time.
 - The board will look into creating an Architectural Review Committee with the members to help handle these issues.
 - ◆ Without the management co., the HOA would incur the extra costs of retaining a lawyer for deed restriction violation issues and extra operating costs.
 - It was agreed that these costs would be minor in comparison to the management co.'s fees.
 - It was also agreed that the money saved by not employing a management co. would be better served beautifying the landscaping at the entranceway.
 - ◆ The board voted and unanimously agreed to forgo employing a management company at this time.
- **Liability Insurance:**
 - ◆ Per the bylaws, the Board of Directors is required to obtain liability insurance for the HOA.
 - ◆ Amar Tailor has obtained one quote from State Farm.
 - The cost per year would be \$3,101.
 - ◆ The board is working on getting more bids by the next meeting.
- **Landscaping of Entranceway:**
 - ◆ Board is still waiting to receive bids from a few different landscaping companies.
 - ◆ Board will meet again in 1 week, if bids are in, and discuss viable options.

➤ **Communication with Homeowners:**

- ◆ Ed Henry will contact Tim Lee to invite him to the next board meeting.
- ◆ Items to discuss will be:
 - What information needs to be added to the existing website (doverunhomeowners.com).
 - Adding an email account in connection with the website.

➤ **Next Board Meeting:**

- ◆ Tentatively scheduled for January 30, 2008; 7pm at 206 Snow Goose.
 - This meeting may be rescheduled if landscaping quotes are still not in.
- ◆ Items to accomplish by or during next meeting:
 - Obtain landscaping bids.
 - Obtain liability insurance bids.
 - Set budget/decide on landscaping choices.
 - Call schools to find out availability for HOA meeting of members – tentatively scheduled for February 13, 2008.
 - Solidify agenda for HOA upcoming meeting.
 - Create letter format to mail to homeowners for:
 - ◆ Notice of upcoming meeting/voting information including proxy votes.
 - ◆ Reminder to homeowners to reacquaint themselves with deed restrictions and that any violations will begin to be addressed.
 - * Maurrell English will get a list of houses for sale in Dove Run so that notices will be sent to the selling agents as well as the current homeowners.
 - Richard Green will look into obtaining a real estate lawyer for the HOA for any violation issues.