

Estates at Dove Run HOA Board Meeting

Minutes for December 3, 2008, 7:00 PM

Directors present:

- Richard Green, Calvin Lindsey, Alison Segal, Vered Verandak and Tim Wygant.

Agenda:

- Discussion of 2009 operating budget:

The board reviewed the proposed operating budget with careful comparison to the 2008 budget.

- There was some discussion regarding retaining legal counsel as that expense is a large fraction of the corporation's operating budget. Directors agreed to keep current legal plan due to the already-demonstrated need to collect delinquent homeowner assessments and the anticipated future need to assist the ARB in enforcing gross deed restriction violations.
 - There was a general concern raised by Tim regarding wide changes in year-to-year assessments caused, in part, by the one-time capital project at the Brick Mill entrance. Directors unanimously agreed that there should be a reasonable cash reserve with the primary purpose of absorbing or buffering unanticipated capital expenses such as destruction of the plantings at the entrances caused by hurricanes or heavy storms. The restoration of plantings destroyed by storms is not covered by our insurance. This cash reserve will significantly help to establish a reasonable and fairly stable annual per-member assessment by providing an operating cushion, thereby only requiring minor adjustments in the homeowner assessment from year to year.
 - The board determined that the most efficient way to gain a quorum of votes necessary to pass the operating budget, and to meet the time constraints to allow assessment notification in January 2009 was to send letters to each member with a post-paid return ballot. Tim Wygant agreed to prepare the letter and gain Rich's approval, then to contact the Middletown UPS Store to assist with mailings. Letters of intent are to be mailed no later than Tuesday, December 9th, with votes from association members to be post marked no later than Monday, December 29th. Assessments will be due between January 1st and February 28th.
- Committee reports:
 - Neighborhood Watch: Richard reported that Dave Fisher (who was the presenter at the annual meeting) is working to find Block Captains who will form the backbone of the watch program. Middletown Police Chief Tobin will arrange for training of the Block Captains once names are known.

- Website committee: Calvin reported that the committee is working to develop an on-line communications tool to eventually allow semi-paperless correspondence option between association members He also put the suggestion to create a chatroom/BBS onto the web for association use to a vote. The board voted unanimously to pursue this new web feature.
 - Architectural Review Board: Allison reported that the ARB had recently convened its first formal meeting with 6 members in attendance. The ARB reviewed current deed restrictions line-by-line with an eye toward identifying those items that could not or should not be enforced due to the as-delivered condition of the community homes, and those provisions that may be pursued as strong candidates for possible amendment. This process is ongoing. One additional note was that the ARB determined that they would not "police" the neighborhood for deed restriction violations and that they would only investigate complaints made in writing to either an ARB member or via the community web page.
- Meeting was adjourned at approximately 9:15 PM