

Estates At Dove Run HOA Board Meeting

Minutes for December 9, 2013 7:00pm

Board of Directors:

➤ Present: Richard Green, Bill Wolff, Barbara Cesta, Scott Gagnon

Agenda:

Election of Officers:

- In accordance with the bylaws, officers for the 2013-2014 term were elected at the annual homeowners' meeting. During the first board meeting following the annual meeting, the group of officers elects specific positions.
- The results of the officer elections are as follows:
 - Rich Green – President
 - Bill Wolff – Vice President
 - Vered Verandek – Treasurer
 - Scott Gagnon – Corporate Secretary
 - Barbara Cesta – Voting Member

Budget Discussion:

- The board reviewed the 2013 budget and treasurer's report of actual expenditures for the year. It was noted that the excess of funding that remains was largely due to landscaping enhancements that were not undertaken in this calendar year.
- The board discussed requests from several homeowners to enhance the annual dues and expand the landscaping activities. Areas of focus included landscaping the Giant entrance, enhancing and maintaining additional common areas, and completing the Brick Mill entrance subsequent phases.
- The discussion focused on setting a reasonable budget for annual enhancements to accomplish a multi-year plan and maintain dues at a steady level for multiple years. The amount of \$75/home was discussed at length and in comparison to other neighborhoods in the area.
- The board voted and agreed that on an assessment of \$75/homeowner with the intent that it be held constant in upcoming years. Landscaping enhancements and maintenance projects will be scheduled and adjusted based on the availability of funds.
- A budget approval letter will be sent to homeowners by 12/16 that will be due for response by 12/31. Subsequent correspondence on the results of the vote will be sent in early January with payment of the assessment due in February, pending approval of the budget.

Landscaping

- The board will be pursuing a potential volunteer project that was raised at the annual homeowners' meeting, which would be centered on landscaping enhancements, in particular the Giant entrance. The HOA is expected to be responsible for funding materials, with labor being provided by volunteers.

Neighborhood Activities

- The board reviewed prior discussions to create a neighborhood activity-focused committee to establish and run neighborhood events such as a Spring Clean-up Day, Neighborhood Picnic, etc. The stated intent is to create a stronger community in our neighborhood and contribute both to the appearance of our community and its social interaction.
- The Spring Clean-Up day will likely be the first event, and will be scheduled during the February board meeting.
- There will be no initial funding for the committee and all activities will need to be self-funded or volunteer. In the future, funding will be reassessed based on the success and response to the proposed activities.
- The board would like to invite anyone interested in taking part in the Neighborhood Activities committee to contact us via the website.

The meeting was adjourned at 8:30 PM.

The next meeting of the board will be February 18 at 7pm.