

## **Estates at Dove Run HOA Board Meeting**

Minutes for May 13, 2009 7:00 PM

### Directors present:

- Richard Green, Calvin Lindsey, and Tim Wygant.
- Absent: Vered Verandak

### Agenda:

- Neighborhood Watch: Richard reported that training sessions for our neighborhood block captains had begun and that Officer Christine Brenner was conducting the training at Middletown Police Headquarters. Richard also offered that the next training session would be held on May 20, 2009; and that any interested homeowner may attend the meeting (not just the volunteer block captains).
- Architectural Review Board: Calvin Lindsey offered the report for the Chairperson, Laura Lindsey. He stated that the ARB had been receiving an increasing number of complaints from HOA members regarding homeowners who have not been maintaining their lawns in reasonable order, and some homeowners that have been storing RV's and boats on their property.
  - A motion was passed unanimously by the directors present to allow Laura Lindsey independent permission to issue reminder notes to those member homeowners who are in violation of deed restrictions, but only in cases where transgressions are minor and may be easily and quickly remedied by the homeowner. Additionally, the directors acknowledged that it would be appropriate for Laura to have authority to grant permission in the interest of allowing homeowners to pursue permits and contracts in a reasonable time frame, for property modification requests that are clearly tasteful and within the vision set by the HOA for the community. Specifically excluded from these permissions are cases of flagrant, gross, or repetitive violations where a quorum of ARB members would more appropriately be convened to determine appropriate action; or property modification requests that are unique in nature or that are not clearly addressed by deed restrictions.
- Treasurer's Report: Richard reported that the current Treasurer's Report is uploaded on the HOA website and that it will be updated quarterly, or more frequently as items change.
- Unpaid Assessments: As of the meeting, approximately 10% of member households had not yet paid their 2009 assessments, although response to previously-issued reminder notices from the board had been positive. Richard reported that our attorney had already sent reminder notices to those member households who have not paid their assessments and hold no conflict of interest with the attorney due to other relationship with their office. The attorney has agreed to pay the HOA for any monies collected, less fees. The HOA board has filed complaints in JP Court for those members who have a conflict of interest with the attorney's office.
  - The meeting was adjourned at approximately 8 PM. The next meeting will be held on Wednesday, June 10, 2009 at 7 PM.