

Estates at Dove Run HOA Board Meeting

Minutes for July 13, 2008

Directors present:

- Megan Aitken, Maurrell English, Richard Green, Jennifer Godlewski, Alison Segal and Amar Tailor

Agenda:

- **Assessment Status** (presented by Richard Green):
 - ❖ Third (delinquency) notices were sent by the attorney and are due on July 27, 2008.
 - ❖ To date, we have received 2 more full payments and 2 more partial payments.
 - ❖ The attorney will send follow-up letters to those who made a partial payment to collect attorney fees (which were already incurred) and late fees.
- **Treasurer's Report** (presented by Richard Green):
 - ❖ Ed Henry was not present; Richard will substitute.
 - ❖ The HOA's bank balance is about \$34,000.00.
 - Radford has not yet been paid. We will withhold payment until the landscaping project is completed to our satisfaction. We will owe him approximately \$20,000.00.
- **Landscaping Committee Report** (presented by Amar Tailor):
 - ❖ The Brick Mill Entranceway project has not yet been completed:
 - Still missing plantings around the monuments. This was promised sometime after July 4th.
 - Daylilies have not yet been replaced. Amar will also ask for a breakdown of Radford's price to replace them.
 - Weeds must be removed for the completion of the project, *at no additional charge*.
 - It may be possible to add the pavers for the median strip back into the project, now that the HOA is not purchasing the irrigation system.
 - Amar and Richard will try to schedule a meeting with Radford this upcoming week to discuss these issues, along with the management of regular maintenance and watering of the area.
 - ❖ It was suggested a mailing be sent to homeowners who live along Brick Mill Road and Dove Run Boulevard to encourage them to

properly maintain the strip of grass behind their property. This will be included in the next mailing to homeowners.

- The Town of Middletown will cut the grass on Brick Mill Road, but very infrequently, making it necessary for those homeowners to manage their own property.
- ❖ Amar will also contact the Town of Middletown about trees along Brick Mill Road that need maintenance and to inquire about the Daylily disappearance.

➤ **Architectural Review** (Discussion):

- ❖ Richard spoke with the attorney about how to handle the Deed Restriction violations in the neighborhood. The attorney strongly recommended pursuing action against any new complaints and nuisance items, such as unauthorized vehicles parked in the neighborhood and trampolines, etc.
 - A letter will be sent by the attorney to the home that recently built an addition, which is out of compliance with the deed restrictions. This homeowner did not obtain approval from the HOA.
- ❖ The following are the choices for handling deed restriction violations in the neighborhood:
 - Make a list of every violation in the neighborhood and pursue legal action on all homeowners who refuse to comply with the deed restrictions after being notified.
 - The labor and cost of this option are somewhat prohibitive; many volunteer hours would be needed and there could be excessive legal costs involved.
 - Make a list of common violations, which do not detract from the overall appearance and standard of the neighborhood. Bring these items to vote with the homeowners in order to change the deed restrictions.
 - Two-thirds of the homes must approve any changes to the deed restrictions (approx. 200 homes).
 - Handle violations on a case-by-case basis as complaints come in. Send a letter to all homeowners encouraging compliance and detailing the procedure for reporting violations anonymously.
 - It was agreed this option was the most practical course of action at this time. A letter will be composed within the next few weeks. It will also possibly contain a date for the next annual HOA member meeting.

The next Board of Director meeting is to be determined via email.