

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

Minutes for August 24, 2008

## Directors present:

- Megan Aitken, Richard Green, Jennifer Godlewski, Ed Henry, Alison Segal and Amar Tailor

## Agenda:

- **Assessment Status** (presented by Richard Green):
  - ❖ Approximately 28 homes (not including foreclosures) remain unpaid.
    - 5-6 of these homeowners have made partial payments, which have not been deposited, as per the advice from the attorney. The attorney has sent follow-up letters.
    - Attorney will file legal action against all homeowners with unpaid assessments. He will also eventually file liens on their properties, if necessary.
- **Treasurer's Report** (presented by Ed Henry):
  - ❖ Full report will be typed up and handed out at the next HOA Member meeting (tentatively scheduled for September).
- **Landscaping Committee Report** (Amar Tailor/Richard Green):
  - ❖ An official letter was sent to Radford Landscaping detailing the HOA's disappointments with the entranceway project. The response from Radford has produced the following results:
    - Although all of the plantings have been guaranteed for one year, Radford will only replace dead plantings once. Therefore, the Landscaping Committee has asked that he wait until fall to replant to increase chance of survival.
    - Radford seems resistant to managing maintenance of the area (weeding, etc.) Therefore, a new landscaping company will be hired by the HOA for this purpose.
      - Richard has solicited quotes from Sleepy Hollow and Personalized Landscaping Co. Sleepy Hollow has not yet submitted a quote. Personalized Landscaping Co. has offered to weed the area for \$50.00 per visit.
        - ✓ Richard hired A Personalized Landscaping Co. to perform maintenance weekly (or as needed) at the rate of \$50.00 per visit.

- The HOA will continue to use Radford for watering 2 times per week through the fall. The watering situation will be reassessed next spring.
    - The HOA will follow through with allowing Radford to install the missing trees behind the monuments in the fall. The Board will revisit further employing Radford next year.
  - ❖ Amar has talked to the Town of Middletown about the grass areas surrounding the monuments. The Town will be obtaining a grass overseeding machine. They have offered to re-seed the area in the fall. Amar will again contact the Town to discuss watering and fertilizing of the area.
- **Architectural Review** (Megan Aitken and Alison Segal):
- ❖ Discussed a request for approval of solar panels from a homeowner. Per Article 6, Section 5 of the Deed Restrictions, solar panels are not permitted. A letter of denial for this request will be sent to the homeowner.
  - ❖ A letter will also be sent to a homeowner who perpetually parks a large boat in his driveway, requiring it be removed.
  - ❖ Megan has prepared and will send a two-page letter detailing the Permit process, the HOA's stance on violations, and how homeowners can report violations. This letter will be sent to homeowners in the next few days.
  - ❖ Discussed possibility and procedure of making amendments to Deed Restrictions for violations that do not detract from the overall appearance and standard of the neighborhood.
    - Two-thirds of the homes must approve any changes to the deed restrictions (approx. 200 homes). This may be accomplished by providing ballots by mail.
- **HOA Member Meeting Agenda** (Discussion):
- ❖ Election of Board volunteers (if necessary).
    - Volunteers for the Board of Director positions will be solicited in the notice for the upcoming meeting (tentatively scheduled for September – awaiting approval from the School District). Volunteers will have the opportunity to serve for a 1 or 2 year term.
  - ❖ Treasurer's Report will be typed and provided at the meeting.
  - ❖ Neighborhood Watch: Richard will contact Chuck Dixon with the Middletown Safety Committee and ask him to say a few words at the meeting. Volunteers will be solicited at the meeting for the purpose of starting a Neighborhood Watch group/committee.
  - ❖ Architectural Review will also be given time for discussion.

***The next Board of Directors meeting is likely to take place after the HOA Member meeting tentatively scheduled for September. The current Board members are encouraged to attend this meeting (when scheduled) to help acclimate the new Board members. Board members will be notified via email of the next meeting.***