

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

Minutes for September 9, 2009 7:00 PM

### Directors present:

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

### Agenda:

- Neighborhood Watch: No report
- 2009 Member Assessments:
  - 9 complaints for lack of participation have been delivered to the attorney and are to be filed in the Court of Common Pleas. The complaint will place liens upon the applicable properties for the amount of the unpaid assessment, applied late charges, and incurred fees.
  - 10 complaints have been directly filed by the board in Delaware Superior Court with the same liens requested as above.
- Landscaping:
  - Rich submitted a complaint to the Town of Middletown about the number of dead and misshapen trees along Dove Run Blvd. Kristen Krenzer, town spokesperson, has agreed to photograph the dead trees and directly notify the mayor requesting action.
- Architectural Review Board:
  - Calvin reported that several requests for property improvements had been received during the preceding month – most of which were approved. The requests included an oversize shed, however, which was refused in accordance with the Deed Restrictions. An alternatively sized shed was recommended to the homeowner.
  - Some complaints had been received regarding barking dogs. These complaints were not validated through several attempts by ARC members. The complaint has been referred to the Middletown Police as a nuisance complaint.
  - The number of complaints regarding basketball hoops left on community streets is down from previous months; however several homeowners are still in violation. Violators will be notified and recurring complaints will be referred to Middletown for enforcement as required.
  - Calvin motioned that a memo be included with the 2010 assessment mailing, identifying frequently observed infractions and the expectations for deed restriction compliance during the upcoming months. The motion carried unanimously.
- Other Business:
  - The next meeting will be the HOA Annual Meeting to be held at the MOT Senior Center, located at 300 S. Scott Street, Middletown on October 27, 2009 at 7 PM. A meeting notice and a copy of the meeting agenda will be mailed to all homeowners. In addition to routine business, the meeting will be requesting volunteers to replace outgoing board members and hopefully expand the board membership.

The meeting was adjourned at approximately 7:45 PM. The next meeting is the annual HOA meeting.