

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

Minutes for November 11, 2009 7:00pm

### Board of Directors:

- Present: Richard Green, Scott Gagnon
- Absent: Calvin Lindsey, Vered Verandak, Laura Lindsey

### Agenda:

- Opening Remarks:
  - Rich welcomed Scott to the board and provided a history of the homeowners' association, the board and its responsibilities. Rich also reviewed the responsibilities for the role of Corporate Secretary, which Scott accepted moving forward.
  - Scott inquired regarding a number of operational aspects of the board, including the budgeting process, leadership of the subcommittees, management of the website, inclusion of homeowners in board meetings and new opportunities for communicating with homeowners.
- Status of Member Assessments:
  - 2008 Assessments:
    - Legal Counsel: William Brady, Attorney from Woloshin, Lynch, Natalie and Gagne, P.A.
    - 6 assessments remain outstanding, including 1 assessment being contested in Common Pleas Court. The hearing is tentatively scheduled for March 2, 2010. Rich, who will be accompanied by legal counsel, will appear on behalf of the Association.
    - Complaints for all outstanding assessments have been filed with the Court of Common Pleas. If the liability is not satisfied, legal action will be filed with the Delaware Superior Court. The complaint will place liens upon the applicable properties for the amount of the unpaid assessment, applied late charges and incurred fees.
    - Total amount outstanding: \$900 + reimbursement for legal fees
  - 2009 Assessments:
    - Legal counsel: Kathleen DeLacy of The Law Offices of Lacy E. Holly
    - 12 assessments remain outstanding. Complaints for all outstanding assessments have been filed either with the JP Court, or the Court of Common Plea.
    - Total amount outstanding: \$720 + reimbursement for legal fees
- Architectural Review Board: No report

- Q&A: Covered during opening remarks

The meeting was adjourned at approximately 8:30pm.

The next meeting is scheduled for December 2nd at 7:00pm, at 907 Benalli Dr.