

Estates At Dove Run HOA Board Meeting

Minutes for December 2, 2009 7:00pm

Board of Directors:

- Present: Richard Green, Scott Gagnon, Calvin Lindsey, Laura Lindsey
- Absent: Vered Verandak (communicated her budget vote prior to meeting)

Agenda:

- Status of Member Assessments:
 - 2008 Assessments:
 - 6 complaints remain outstanding, of which 1 homeowner is making payments and 1 is contesting the fee in the court of common pleas (scheduled for 3/2/2010)
 - 2009 Assessments Referred to Attorney:
 - 6 of 7 complaints have been filed in court with summons served. The remaining summons could not be served since the house in question is vacant. The board will follow up on the status of the home.
 - Following a 20-day waiting period, the attorney will file for default judgments for recipients that have not responded to the complaint.
 - 2009 JP Court Assessments/Judgments:
 - 5 complaints were not able to be filed by the attorney due to conflicts of interest. These complaints have been filed in JP court by the board, but remain outstanding.
 - 2009 Assessment Legal Representation
 - The board discussed the need for a second attorney to handle complaints that cannot be handled by our primary attorney due to conflicts of interest. Rich received an initial estimate for services from Dominic Balascio. The fee schedule is consistent with the expenses will currently incur from our primary attorney.
 - The proposal to obtain further legal counsel was passed unanimously by the attending board members. Rich will follow up on finalizing his fees.
- Neighborhood Watch Update/Minutes:
 - The board reviewed the meeting minutes from the November session of the Neighborhood Watch committee and unanimously approved their publication to the HOA website.
- Architectural Review Committee:
 - Calvin reviewed the policy with regards to not pursuing violations in place prior to the formation of the HOA. The exceptions to this policy are any violations that pose a potential safety issue or visibly detract from the neighborhood.
 - The ARC is continuing to send letters to homeowners reported or observed to be in violation of the approved Dove Run deed restrictions. Two restrictions that have multiple observed violations concern basketball poles and trampolines.
 - The board also discussed potential changes to the initial deed restrictions. Inquiries have been made by homeowners regarding changes to the shed size restrictions, solar panel restrictions and garden restrictions. The ARC

will work towards proposing changes for a vote by the homeowners. A 2/3 majority (198 votes) is required to change the deed restrictions.

- Homeowners are reminded to review the Deed Restrictions on the HOA website and to contact the board with any questions, concerns or violation feedback.

- Neighborhood Maintenance:

- Rich reported that he has received no response from the town regarding inquiries about maintaining the retention ponds in the neighborhood. He will follow up again. These inquiries stem from questions raised during the last HOA meeting regarding the cleanliness of the ponds, particularly in late summer.
- Calvin shared that a similar inquiry to the town to test drinking water at his home spanned nearly 8 months and several follow-up inquiries.

- 2010 Budget Recommendation:

- The board reviewed the expenses incurred in 2009, anticipated funding requirements for 2010 and the proposals for a 2010 budget from Rich. The board voted unanimously to approve the selected 2010 budget for presentation to the homeowners.
- A budget letter summarizing the proposed 2010 budget will be sent to the homeowners, along with a proxy ballot due by 12/31/2009. A total of 30% of the homeowners (90 votes) is required to pass the budget.

- Additional Discussion:

- A suggestion was made to create a welcome packet for new homeowners to introduce them to the neighborhood and the HOA. Laura will work on pulling together content for the packet.
- A newsletter was also suggested, with content from each of the sub-committees including the ARC and Neighborhood Watch.
- An activities committee was discussed as a potential new committee. The board agreed that no funding would be provided from the HOA budget for activities in 2010.

The meeting was adjourned at approximately 8:15pm.

The next meeting is scheduled for January 13th at 7:00pm, at 907 Benalli Dr.