

Meeting Minutes: Estates at Dove Run Virtual Zoom Meeting – December 9, 2021

Meeting started at approximately 7:00 pm.

1) Greetings/Introduction: Presenter, Rich Green

- Welcomed the (8) attendees and introduced the board members: Bill Wolff, Vice-President and Architectural Review Committee Chairperson, Mike Pinkston, Corporate Secretary, and Rich Green, President

2) Financial Status for 2021: Presenter, Rich Green

- Provided a brief overview of the HOA’s financial activities during calendar year 2021, as noted below:

2021 Budget Status				
Beginning Cash Balance		\$6,616		
Deposits/Collection of HOA Dues		\$19,420		
Total Available		\$26,036		
(Less) Total Expenditures		\$19,847		
Current Cash Balance		\$6,189		
Comparison of Budget and Actual Expenditures - 2021		Budget	Actual	Variance %
Landscaping		\$13,000	\$13,292	-2.25%
Administrative		\$3,000	\$3,035	-1.17%
Liability Insurance		\$1,500	\$1,487	0.87%
Court/Collection Fees		\$1,000	\$2,033	-103.30%
Total Expenditures		\$18,500	\$19,847	-7.28%

- Collected HOA dues from approximately 97% of the (298) lot owners.
- Landscaping represented approximately 67% of the actual expenditures and covered mowing, mulching, and planting all areas to include the main entrance and three cul-de-sacs.
- Administrative expenses include supplies, website maintenance and mailing. Mailing expenses (via the services of the UPS Store) represent most of the administrative expenses; the HOA sends approximately four mailings throughout the year.
- Liability consists of personal (Board Officers) and property insurance. Property portion covers the monuments and plantings at the main entrance.
- HOA files petitions in JP Court for unpaid assessments. Court charges approximately \$40 per filing; delinquent lot owners are liable for payment of these fees. Upon filing, Court withdraws fees from our registered account.
- Actual expenditures were approximately \$1,300 or 7% more than the budgeted expenditures. Most of the variance relates to the underbudgeting of our Court fees. About every two years, the HOA replenishes our Court account to cover potential filing

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fees. During 2021, the HOA deposited about \$2,000 and incurred about \$995 in actual Court fees; the current balance is approximately \$1,000.

3) Architectural Review Committee Update (ARC): Presenter, Bill Wolf

- Bill provided an overview of the activities of the ARC during calendar year 2021; this information is also included on the annual ARC report
- The ARC approved **22** applications in 2021 which were the same as in 2020.
 - 3 Sheds
 - 10 Patios/Decks
 - 1 Portico
 - 1 Pool (in-ground)
 - 4 Fences
 - 3 Roof Repairs
- Board Member Mike Pinkston has written numerous violation letters to address the complaints received during the year:
 - Basketball Goals
 - Trailers, Boats, Commercial Vehicles
 - Intex Pools

Town and/or Developer Proposed Changes impacting Our Neighborhood

- On November 18, 2021, the Middletown Planning and Zoning commission had a proposal from a developer to build 192 Apartments in Dove Run Shopping Center along Dove Run Blvd adjacent to our development which would have increased vehicle count in our town by 384 vehicles. Many saw this as a huge negative impact to our development as well as more traffic to an already over congested community. We posted this information on our Facebook Page <https://www.facebook.com/doverunhoa> and there was a huge turn out by our community to voice opposition to the proposed changes. Because of this, the proposal stalled and was NOT moved forward to Town Council to vote on re zoning from commercial to residential. Please ensure you are active in the community to protect our interests in our development and town.
- Lot owners are encouraged to report deed restriction violations to the ARC; in addition, certain complaints (such as unauthorized vehicles parked on public streets) can be reported to the Middletown Police.

4) Election Results: Presenter, Mike Pinkston

- Mike reported 7 ballots, with all current board members who received at least 4 votes out of 7. There were no new candidates. Candidates Rich Green, Michael Pinkston and Bill Wolff have been nominated and are deemed Elected by Acclamation, as there are no opposing candidates. According to the HOA's Bylaws, a maximum of eight homeowners are permitted to serve as board members. The nominated/elected candidates will serve a one-year term, ending 12/31/22, upon a regularly scheduled election.

5) General Discussions and Questions (Main Areas of Discussion)

Question #1: Homeowners expressed safety concerns about permanently mounted basketball goals on public streets.

Response: Bill said he contacted Middletown, as there is a town ordinance against permanently mounted basketball goals. Per Rich's urging, Bill has agreed to contact Middletown (again) about this issue. Rich also encouraged the homeowner to contact Middletown Police Department (MPD) as well. Bill provided the non-emergency number of MPD: 302-573-2800.

Question #2: Homeowner inquired about the dimly lit main (Brickmill) entrance. And asked if HOA can place reflectors at the Brickmill entrance.

Response: Bill said he would ask Middletown to address the situation. In the interim, the Board will investigate the possibility of placing reflector tape along the median. Homeowners are also encouraged to contact Middletown (302-378-2711), to request repair of inoperative streetlights.

Question #3: Homeowner asked about landscaping – brighter spring/summer flowers.

Response: Rich asked homeowner to send a picture of these flowers, and he will touch base with contractor to investigate the feasibility of having brighter flowers.

Question #4: Homeowner expressed several concerns about homeowners running businesses from their homes (i.e., mechanical shop) and rental tenants occupying basements (multi-family units).

Response: Rich said the HOA does not have any knowledge about those areas but indicated the homeowners may have violated local zoning laws. As a result, Rich recommended that the homeowner should present these issues to Middletown.

Question #5: Via the Zoom chat line, homeowner expressed concern about untrimmed trees – particularly trees along the curb areas.

Response: Rich indicated that Middletown owns the trees along the curb areas, but the residents are expected to maintain the trees. Rich agreed to send another reminder to the homeowners about their responsibility to maintain their trees along the curb areas, as well as the trees situated on their properties.

Meeting adjourned at approximately 7:45 PM

Update: Bill received a call from Middletown Electric (on 12/13/21). They replaced several sensors and lights at the beginning of the development (Brick Mill entrance).