

## ***Meeting Minutes: Estates at Dove Run Virtual Zoom Meeting – December 16, 2024***

The meeting started at approximately 7:05 pm.

### ***1) Greetings/Introduction***

- Welcomed the attendees and identified the HOA board members: Rich Green, President, Bill Wolff, Vice-President
- Note: Due to a work-related issue, Bill was unable to attend the meeting

### ***2) Architectural Review Committee Update (ARC)***

- The ARC approved 13 project applications in 2004. The most significant were pavers, roof replacements and siding upgrades.
- In addition, the ARC issued several violation notices that included basketball goals, prohibited trailers, boats and commercial vehicles.
- Lot owners are encouraged to report deed restriction issues to the board. The board will respond to your inquiries and will address all the violations that have been brought to our attention; your inquiries will be kept confidential.
- As it relates to public safety/nuisance issues (such as unauthorized parked vehicles, noise and traffic violations), lot owners should contact the Middletown Police Department (MPD).
- As a reminder, lot owners must receive approval from the HOA prior to initiating exterior projects such as roofs, sheds, pools, decks and fences.
- Additional details can be found in the ARC Report.

### ***3) Review of Expenditures for Calendar Year 2024***

- Collected HOA dues from approximately 94% of the (298) lot owners.
- Landscaping represents about 88% of the total expenditure amount and includes maintenance of the Brickmill entrance (mulching, planting, trimming, mowing) and the Cul-de-Sacs (mowing).
- Administrative expenses mainly include website maintenance and mailing services (via the UPS Store). The HOA sends approximately four mailings during the year.
- Insurance consists of personal liability (Board Officers) and property (monuments and plantings at the Brickmill entrance).
- HOA files petitions in JP Court (approximately 35 per year) for unpaid assessments. The Court charges approximately \$40 per filing. Most of the delinquent lot owners eventually pay the assessment and the associated Court fees.
- Overall, total expenditure was about 10% less than the budgeted amount.

### ***4) Acknowledgement of Board Members for Calendar Year 2025***

- No new candidates have expressed interest in joining the board. Therefore, current board members Bill Wolff and Rich Green have been nominated and deemed Elected by Acclamation, as there are no opposing candidates. The current board members will serve another one-year term.

**5) Questions (Submitted Prior to the Meeting)**

Question #1: *Can anything be done about residents parking on sidewalks?*

Question #2: *We noticed a car covered on the street. Should this be addressed as it doesn't appear to be in use?*

Question #3: *Can we reinforce to the community that they need to stop at the stop signs? This is becoming a major issue.*

HOA Response(s): Traffic and parking issues are beyond the scope of the HOA and should be directed to the MPD, by contacting their dispatch center (302-573-2800). They will send an officer to investigate - particularly as it relates to the (covered) parked vehicle. The officer will determine the ownership of the vehicle. If it is an unlicensed or abandoned vehicle, the officer will ask the owner to remove it; otherwise, the vehicle will be towed.

I am not certain if the MPD will do anything about residents parking on sidewalks or failing to obey the stop signs. Hopefully, they will assign officers to patrol those areas. From a public safety standpoint, we encourage residents to adhere to the traffic rules.

**6) Additional Questions (Submitted During Meeting)**

*Question: Has the HOA ever thought of speed bumps on Dove Run Boulevard?*

*Response:* This is a Middletown issue, as the HOA does not own/maintain the road. Rich indicated that he would contact board member Bill Wolff, who serves as a member of the Middletown Public Safety Committee.

**Meeting adjourned at approximately 7:35 PM**

**Addendum:** Based on previous discussions with town officials, Bill indicated that Middletown would not install speed bumps on Dove Run Boulevard.