

**Meeting Minutes: 2015 Estates at Dove Run HOA Meeting (3/15/16)**

2015 Board of Directors: Rich Green, President, Bill Wolff, Vice President and ARC Chairperson

**1) Introduction (Rich Green)**

- Meeting started promptly at 7:00 PM
- The purpose of the 2015 HOA meeting: to elect/appoint Board Members for 2016 and to discuss HOA related activities
- The 2016 Board Candidates were introduced: Sara Henderson, Frank Fidelman (write-in candidate), Bill Wolff and Rich Green
- The 2016 HOA Meeting will be held later in the year to appoint/elect Board members for calendar year 2017; the intent is to return to our normal schedule of issuing annual assessments during the month of January

**2) Financial Status – 2015 (Rich Green)**

- Rich provided a brief overview of the HOA's financial activities during calendar year 2015; a copy of the 2015 budget was also provided to the attendees and will be made available upon request
- Collected approximately \$17,500 in HOA dues, which included payments from several homeowners who settled unpaid balances from prior years
- 97% collection rate (highest ever) normal compliance rate is 92-93%
- Actual Expenditures (\$20,862) Budgeted Expenditures (\$27,700)

**3) Path Forward – 2016 (Rich Green)**

- Short term plan is to submit the 2016 assessment to the membership for approval/vote, as the HOA has received various inquiries concerning the status of the assessments; in fact, several homeowners have actually sent payment (\$55) for 2016
- The 2016 assessment will remain at \$55, and notices/ballots will be sent to the owners of record by the end of the week
- The HOA will continue its efforts to amend our Bylaws, despite the limited response received from the door-to-door campaign; the HOA will send another round of mailings to those who have not submitted their votes
- In an effort to increase the vote count, Sara Henderson has offered to pursue the possibility of allowing electronic votes/responses, via Survey Monkey, etc.

**4) Architectural Review Committee (Bill Wolff)**

- Bill provided an overview of the activities of the Architectural Review Committee (ARC), per the ARC Report, which is listed on page 3 of this document
- Rich stated that the HOA has received several recent complaints of deed restriction violations, such as basketball goals and abandoned vehicles
- Rich encouraged the attendees to report violations to the ARC, via our website; however, Rich acknowledged the ARC may have to take a more aggressive approach in pursuing potential deed restriction violations

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**5) Results of Elections/Appointment of Board Directors (Sara Henderson and Rich Green)**

- Sara, who collected and tallied the votes during the meeting, read the results of the 2016 Board Election: Sara Henderson (20 Votes), Rich Green (21 Votes) Bill Wolff (21 Votes) and Frank Fidelman (7 Votes); approximately 24 owners submitted votes, including 10 proxy ballots
- Based on the results of the vote, as well as the fact that the Bylaws permit up to eight Board members, the aforementioned candidates have been officially acknowledged as Board members for 2016
- Rich stated that another round of Board Elections (for calendar year 2017) will be held during the latter part of the year (November or December)

**6) Open Discussion (All)**

- In response to a homeowner's question, Rich provided a summary/rationale of the proposed amendments to the Bylaws: 1) **December HOA Meetings** : to add consistency to the scheduling process; 2) **Clarify Quorum Requirements**: quorums will be confined to major HOA actions, such as amending our Bylaws and Restrictions; 3) **Annual Assessments**: in accordance to current practices, voting will be conducted entirely by proxy ballots, to be mailed to all owners of record; the rationale is to provide new Board Members the opportunity to review the HOA's funds prior to determining the annual assessment
- Homeowner asked if we still employ the same HOA attorney who drafted a legal opinion about our quorum requirements; Rich responded in the affirmative
- Rich reiterated the attorney's point: if quorums are required for Board Elections and Annual Assessments, the HOA will never get anything accomplished; nonetheless, the attorney has strongly advised us to amend our Bylaws, as it relates to clarifying our quorum requirements
- Since there were no additional questions, Rich ended the meeting by saying the HOA will proceed with its operations, as we continue our efforts to amend our Bylaws (to date, 120 additional affirmative votes are needed to attain the number needed to accomplish this goal)

The meeting adjourned at 7:40 PM



**ARC Mission Statement:**

The Architectural Review Committee (ARC) is comprised of volunteer residents serving on behalf of the HOA Board and all Dove Run home owners. The Mission of the ARC is to accept, review, and vote on proposed changes ensuring they are in compliance with the deed restrictions. The goal of the ARC is to assist in maintaining the high quality and consistency of the aesthetic beauty and design of the homes within the Estates at Dove Run.

**Approval Applications:**

The ARC approved 10 applications in 2015.

- 4 Deck
- 1 Patio
- 1 Window Change
- 3 Fence
- 1 Solar

**Major Landscaping:**

- ▲ The Brick Mill Entrance was landscaped on both sides.

**Violations:**

Basketball goals were the major deed restriction violation  
These were addressed verbally in some cases and well as multiple letters to the homeowners.

**Homeowner Complaints:**

Complaints were addressed verbally and most are resolved. We plan to pursue some complaints that we feel take away from the value of our community in a written manner.

**Members:**

- Sara Henderson
- Kevin Ferguson
- Anish Shah
- Bill Wolff      Chairman