

Meeting Minutes: 2016 Estates at Dove Run HOA Meeting (12/1/16) MOT Senior Center

1) Introduction (Rich Green)

- Commenced meeting at approximately 7:05 PM
- Provided an overview of the plan topics, discussing HOA related activities, and electing/appointing Board Members for 2017; attendees were instructed to withhold questions until the end of the agenda discussion topics
- Introduced current Board Members: Frank Fidelman, Bill Wolff and Rich Green; Board Member Sara Henderson was unable to attend HOA meeting

2) Financial Status – 2016 (Rich Green)

- Provided a brief overview of the HOA's financial activities during calendar year 2016; a copy of the 2016 expenditures (actual vs. budget) was also provided to the attendees and will be made available to interested parties upon request
- Collected approximately \$17,000 in HOA dues; 95% compliance rate
- 2016 Actual Expenditures (\$21,946), 2016 Budgeted Expenditures (\$22,250)
- 2017 Assessment Ballots will be mailed to the owners of record within the next several upcoming weeks

3) 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
- HOA has received several complaints of deed restriction violations, such as basketball goals, trampolines and abandoned vehicles
- Rich stated that the HOA has received inquiries from several management companies, offering to oversee the enforcement of deed restrictions; however, due to cost concerns, their inquiries have been denied
- Rich also indicated that the HOA generally does not drive through the neighborhood to detect deed restriction violations; as a result, homeowners are encouraged to report violations to the ARC, via our website (www.doverunhomeowners.com)

4) Results of Elections/Appointment of Board Directors (Frank Fidelman)

- Frank stated that the current Board members have opted to seek reelection for calendar year 2017; there are no additional candidates
- Frank read the results of the 2017 Board Elections: Candidate Frank Fidelman (17 votes), Candidate Sara Henderson (20 Votes), Candidate Rich Green (20 Votes) and Candidate Bill Wolff (20 Votes); 24 owners have submitted votes, including 16 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 were officially acknowledged as Board members for 2017

5) Question/Answer Session (Summary of Main Discussion Topics)

- Homeowner asked concern about low turnout and asked if Bylaws could be amended

Response: Amendment of the Bylaws requires an affirmative vote of 2/3 of the membership (or approximately 200 lot owners). In order to achieve this goal, door-to-door solicitation is required, as mass mailings produced limited responses. It was further

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noted that no one is willing to go “door-to-door” to collect the needed number of affirmative votes.

- Several homeowners raised concerns about the condition of the trees within the neighborhood.

Response: The HOA is not responsible for replacing (dead) trees along residential areas; rather, that responsibility lies with the homeowner(s).

Response: In response to a follow-up question, a homeowner was informed that ARC approval is not needed for tree planting, assuming that the trees are in “harmony” with the surrounding area. For example: an evergreen tree (on a residential street) is not appropriate. But to err on the side of caution, the homeowner was encouraged to touch base with the ARC prior to planting any new trees.

- Miscellaneous discussion- street lights, traffic signs

Response: Bill informed the group that homeowners can contact Middletown to replace inoperative street lights. In addition, Bill encouraged the attendees to report any traffic issues (speeding, unauthorized vehicles parked on public streets) to his attention, as he will forward the complaint to the appropriate party within the Middletown Police Department.

- Homeowner expressed concern about a proposed future road that would run through our neighborhood, as a result of the Lake Street Extension Project. In discussions with Middletown, homeowner was told that none of the roads have been finalized, and it was suggested that Dove Run residents attend any upcoming Planning and Zoning meetings for additional information. In addition, the homeowner showed a map of the potential road and asked it could be posted to our website.

Response: Rich expressed reluctance of placing any information of the HOA’s website until further information can be attained. Bill, however, encouraged the homeowner to submit the information via the Estates at Dove Run Homeowners Facebook page.

Meeting adjourned at approximately 8:10 PM; approximately 12 homeowners were in attendance.

**2016 Annual Dove Run Homeowners Meeting
Architectural Review Committee (ARC) Report**



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 2016.

- 3 Deck/Patio
- 1 Screened Porch
- 1 Window Change
- 2 Fence
- 1 Solar
- 1 Pool
- 1 Set of Trees

Applications Rejected:

The ARC rejected 2 applications for solar requests for roof placement that was NOT on rear roof, per deed restrictions.

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