

Estates At Dove Run Annual Homeowners Meeting

Minutes for November 7, 2013 7:00pm

Board of Directors & Committee Chairs:

- Board Members: Richard Green, Scott Gagnon
- Committee Chairs: Bill Wolff
- Not Present: Vered Verandak, Dave Fisher
- Homeowner Attendance (excluding above): 9

Agenda:

- Opening Remarks (Rich Green):
 - Rich introduced the board, committee chairs and speakers.
- Treasurer's Report (Rich Green):
 - Rich reviewed 2013 budget against actual expenses
 - 2013 actual expenses have been below budgeted levels by a total of \$12,182. The majority of the budget remaining are cash reserves (\$5000), landscaping (\$4987) and attorney fees.
 - Landscaping fees were lower than expected this summer due to a wet summer requiring less watering and budget for small landscaping improvement projects that were not spent.
 - JP Court collection fees were over budget by \$200 due to a higher number of delinquencies in payment of assessments this year. These fees are recouped when homeowners pay their judgment.
- Architectural Review Committee Report (Bill Wolff):
 - The ARC has streamlined the approval process by scanning the requests, approving them and emailing them to the town and copying the homeowner. Plans that cannot be scanned or need to be returned are being dropped off at the homeowners address.
 - There were 17 requests approved in 2013. 2 were rejected, 1 of which was corrected and approved.
 - Some areas of ongoing issue with the deed restrictions are basketball goals, pet waste in common areas, and parking of non-vehicles.
 - One topic that will be addressed upcoming are mold/mildew on house siding. From The Legends neighborhood, we were made aware "Mold Armor E-Z House Wash" for \$6.50/bottle.
 - Homeowners in the room commented that they have used it and it works.
 - A Facebook page is being proposed by the ARC to maintain information for the homeowners including helpful information
- Elections (Scott Gagnon):
 - Scott reviewed the official legal opinion from the HOA attorney regarding holding the Annual Meeting and the Election of Board Member
 - A request was made for anyone interested in participating in the board or committees. Two volunteers were identified:
 - Bill Wolff

- Barbara Cresta
 - A motion was proposed to re-elect the existing board members and passed unanimously. All attendees are in good standing.
 - A motion was proposed to elect each of the two volunteers to the board. Each were elected unanimously.
- Keynote Speaker: Chief Tobin, Middletown Police:
 - In the last 6 months, the MPD has visited Dove Run 322 times. The majority of these calls are cell phones that dial 911 when they run out of battery, false-alarms from security systems, traffic enforcement, domestic calls, 1 theft and no burglaries.
 - Chief Tobin briefly reviewed the recent incident in Long Meadow involving a jogger.
 - The chief reviewed a current scam where individuals represent themselves as representatives from Delmarva asking for credit cards, green dot cards, etc.
 - Chief addressed the situation at Amazon between 5-8am during the week. During that time Amazon has a shift change and the MPD are being contracted by Amazon to facilitate traffic during that time.
 - Chief Tobin reviewed the department's current efforts with forensics in town and in support of the county. The technology and efforts of the department in support of areas outside of our town are funded by grant money, not from Middletown tax funds.
 - One area this is being used is to combat the prevalence of heroin that has grown nationally and in our community. Heroin is replacing addition to prescription drugs at home, and since it is only available from criminal drug offenders it brings with it the increased risk of violence. It is also available for very low cost.
 - Sergeant Brenner reviewed tips in providing information when contacting MPD:
 - Provide as much information as possible. That includes letting the officer know if you have observed suspicious activity.
 - The call takers will take information that they need to take, but we need to provide as much as we have to ensure they can take appropriate action.
 - Non-Emergency #: 302-573-2800
 - Chief Tobin wanted the homeowners to be aware that the MPD is actively soliciting information on the performance of it's officers and may follow up with you directly following a report or incident to receive feedback.
- Open Discussion (All):
 - A question was raised as to what a heroin addict looks like.
 - The response is that they may not be recognizable unless they are a lifetime addict with sunken eyes and loss of weight. Often times it is replacing another drug for the addict in allowing them to "function normally".
 - A good indicator within the home is when valuable possessions go missing to fund the addiction. Another good indicator is small plastic baggies and small black rubber bands.
 - A good preventative measure for parents is to go into your kids rooms when they're out to take a look around.
 - A question was raised on how to address a specific suspicion of drug use.
 - Chief Tobin asked that homeowners report it to Detective Davis at the MPD who is tasked the drug activity.

- A question was raised on how to address door to door solicitations.
 - Sergeant Brenner addressed that solicitation is not legal in the town of Middletown, which includes anyone soliciting door to door, “door hangers”, notices in bags with rocks, etc. The exceptions to solicitation are door to door visits for political and religious purposes.
- A question was raised regarding areas within the neighborhood where there is not sufficient lighting, particularly on Wood Duck between Nesting Ln and Drake Dr and east of Drake Dr.
 - The homeowner was instructed to contact Councilman Dave Fisher or town of Middletown department of works.
- A question was raised regarding A/C units in the windows, particularly in the front of the house.
 - There is nothing explicitly restricted in the Deed Restrictions
- A question was raised regarding the island on Dove Run not being maintained, as well as some of the common areas within the neighborhood (circles, along ponds).
 - A discussion followed regarding options to improve the area.

The meeting was adjourned around 8:30pm.

NOTE: A list of attendees is available with the Corporate Secretary upon request.