

Estates At Dove Run HOA Board Meeting

Minutes for July 24, 2012 7:00pm

Board of Directors:

➤ Present: Richard Green, Valerie Jones-Rabb, Scott Gagnon (via phone)

Agenda:

Outstanding 2012 Assessments:

- The HOA has received payments in full from 277 of the 298 properties
- Default Judgments, via JP Court, have been sent to most of the delinquent owners; it will affect their credit history

ARC Update:

- Richard Green (Rich) has recently meet with several members of the ARC; they were encouraged to take a proactive approach in pursuing blatant violations of the deed restrictions
- Homeowners are encouraged to report violations to the ARC, via our website
- Because of the committee's diligence, Middletown Code Enforcement Officers recently visited our development, and informed two of the owners to remove the permanently mounted basketball goals; the owners complied with the request

Landscaping Issues:

- The ARC has requested estimates from A Personalized Landscape (the current HOA contractor), and Moon Nursery; the purpose was to improve landscaping in the common areas, such as the cul-de-sacs, the pond areas, and the median along Super G
- **Super G Median:** The board received an \$8,500 estimate from A Personalized Landscape to enhance the median near the Super G entrance. Scott indicated his preference for improving the area. Val and Rich believe that it will serve no significant value of enhancing the median, given the conditions of the surrounding area (overgrown weeds on the mounds, burned out structure of Friendly's restaurant, etc.). Thus, the consensus (Val and Rich) was to hold off until we see improvement of the Super G area.
- **Pond Area:** Scott expressed concern of improving the pond area: fountain installation, lighting, etc. Rich indicated that the ARC will verify if Middletown is willing to make necessary improvement to the ponds. Due to the uncertainty of Middletown's actions, Scott has volunteered to make further inquiry as to the costs of lighting, etc., with the possibility of the HOA absorbing the costs.
- **Cul-de-sacs:** Recently, several complaints have been received concerning the terrible condition of the cul-de-sacs. Rich informed the owners that that the HOA did **not** maintain those areas. As

a result, the contractors (A Personalized Landscape and Moon Nursery) toured the area, and will provide estimates. The consensus of the board is to start work on the cul-de-sacs, based on the availability of funds. The board will review the estimates upon receipt. If approved, work will be initiated during the fall season.

The meeting was adjourned at 8:00 PM.