

Estates At Dove Run HOA Board Meeting

Minutes for February 3, 2010 7:00pm

Board of Directors:

- Present: Richard Green, Scott Gagnon, Calvin Lindsey, Vered Verandak
- Absent: Laura Lindsey

Agenda:

- Validation of Proxy Ballot:
 - Board reviewed ballot results and specific responses from homeowners that voted against the 2010 budget
 - Comments focused primarily on the level of legal expenses and landscaping fees
 - Official results: 124 ballots For, 31 ballots Against (total represents an official quorum)
 - Official notice of budget approval and deadline for assessment payments will be mailed in the next week to all homeowners
- Assessment Collection Procedures:
 - Board discussed means for minimizing legal fees moving forward, while maintaining effectiveness of pursuing truant assessments
 - Updated process agreed upon unanimously, which relies on board member(s) volunteering time to file and pursue action in JP Court
 - The official process will be posted on the HOA website to enable greater visibility to homeowners
- Update: Maintenance of Ponds:
 - Board reviewed a proposal from Virginia Lake Maintenance for proposed services to be provided by Middletown Public Works
 - The proposal includes regular inspection of all neighborhood ponds and treatment to control algae and unwanted plants in and around the ponds
 - A final scope of responsibility is still pending confirmation by Middletown Public Works
- Website Maintenance:
 - An updated navigation menu, website content and potential enhancements were reviewed by the board
 - Changes will include new proposed committees, a periodic newsletter and additional local area information
 - Scott will pursue updating the website with the agreed upon changes
- Committee Reports:
 - Neighborhood Watch
 - Middletown PD are continuing to work on acquiring neighborhood watch signs for several Middletown neighborhoods at no cost
 - The board agreed to continue working through the town, rather than incurring the cost of the signs directly
 - Dove Run Neighborhood Watch has setup a Facebook page, which will be linked from the updated website in the near future
 - The neighborhood watch committee meets the 1st Wednesday of every month

- The next meeting on 2/17
 - Architecture Review Committee
 - No new updates
 - The committee will be meeting again in late February
- Additional Discussion:
 - A different assessment letter will be sent to homeowners with outstanding balances from 2008/2009 with their total amount owed
 - The assessment letter will also include a request for homeowner email addresses for those interested in receiving a periodic community newsletter

The meeting was adjourned at approximately 8:15pm.

The next meeting is scheduled for March 10th at 7:00pm.