

Estates At Dove Run HOA Board Meeting
Minutes for April 17, 2012 7:00pm

Board of Directors:

- Present: Richard Green, Scott Gagnon, Valerie Jones-Rabb
- Present: Vered Verandak

Agenda:

- Outstanding 2012 Assessments:
 - The HOA has received payments in full for 258 of the 298 properties.
 - Claims have been filed in JP Court for outstanding assessments after two notices. Unpaid claims will result in a default judgement against the homeowner and will appear on credit history.
 - The total for outstanding assessments, including court fees, will be \$90.
- Treasurer's Report:
 - The treasurer's report has been updated on the website.
- Architecture Review Committee:
 - The ARC has notified 5 homeowners on Bucktail, Estate Drive and Wooduck, regarding violations for basketball polls.
 - The town council has been made aware of this issue as part of a town-wide reporting of the issue. A town representative will be coming through the neighborhood to note violations and citations will be issued.
 - The ARC has been in contact with a homeowner regarding loose siding based on a complaint from a neighbor. The homeowner has committed to repairing the damage.
- Safety:
 - Scott had previously raised an issue with homeowners parking across and blocking the sidewalk. He has subsequently confirmed with the town and Middletown Police Department that this is a violation of Delaware state ordinances covering sidewalks.
 - The MPD advised homeowners to contact them directly with the address information if you observe any vehicles blocking the sidewalk and an officer will pass through the neighborhood to address the issue. The officer may choose to issue a warning for the first violation, but is not obligated to do so and may directly issue a citation.
 - Homeowners are reminded not to block the sidewalks with their vehicles, garbage cans, basketball goals or other items at any time.
- Landscaping:
 - The board re-visited prior request by homeowners inquiring whether costs incurred for improvements made to common areas could be reimbursed by the HOA. These improvements include fertilizer, lime, small landscaping improvements (ie: flowers) and the like.
 - The 2012 budget does include a small allowance for reimbursement of approved expenses stemming from these types of improvements.
 - The board asks that homeowners intending to make improvements to common areas submit plans and anticipated expenses to the board for approval prior to purchasing materials. The board will review and approve reasonable expenses for improvement to common areas. Reimbursement

requests for approved plans must be accompanied by itemized receipts. No payments will be made for labor costs.

The meeting was adjourned at 8:00pm.

The next board meeting will be held on Tuesday, July 17th at 7:00pm