

## **Estates At Dove Run HOA Board Meeting**

Minutes for August 14, 2010 11:00am

### Board of Directors:

- Present: Richard Green, Scott Gagnon, Vered Verandak
- Not Present: Calvin Lindsey, Laura Lindsey

### Agenda:

- 2010 Assessment Collection:
  - 57 assessments were filed with JP Court. 35 homeowners have responded with payments. 2 notices require redelivery. 22 remain outstanding.
  - The board will send a final notice with a copy of the judgment to homeowners with outstanding payments, allowing one week before a complaint is filed in Superior Court.
- Deed Restriction Amendment
  - The homeowner-initiated request for amendment of the current shed size restriction is in the process of final submission to the town. The new maximum shed size will be 12'x14', or 168 ft<sup>2</sup>.
  - The cost to file the change to deed restrictions is \$1,067, including legal fees and filing fees. The board is recommending to the ARC that deed restrictions be consolidated to one update per year, if applicable, to minimize costs to the HOA.
- Architecture Review Committee
  - Next meeting is scheduled for 8/28.
  - The board reviewed the responsibility, according to the HOA bylaws, to pursue homeowners in violation of the current deed restrictions. The discussion included the need for a major revision to the deed restrictions to align them with homeowner expectations (including gardens, pools, solar panels, etc). This will be discussed at the next ARC meeting
- Annual Homeowner's Meeting
  - The 2010 Annual Homeowner's Meeting will be held in mid-October, pending final location arrangements. The meeting will likely be held from 7pm - 8:30pm, mid-week.
  - A notice will be sent out one month in advance with time/date of event, agenda, solicitation for board and committee members and proposed deed restriction changes.

Meeting adjourned at 12:30pm

Next meeting is scheduled for Wednesday, September 8<sup>th</sup> at 7:00pm.

### Post-Meeting Notes:

- Board members Calvin Lindsey and Laura Lindsey stepped down from the board and ARC.
- No additional board members will be sought prior to the Annual HOA Meeting in October due to the short span of time.