

Estates at Dove Run HOA Board Meeting

Minutes for December 14, 2010 7:00pm

Board of Directors:

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

• Unpaid Assessments:

- ✚ Vered, the Board's Treasurer, is awaiting final judgment from JP Court in regards to approximately 18 delinquencies. Once judgment has been entered, for an additional filing fee of approximately \$35 per petition, the Court will send a Constable to the homes of the affected owners to collect judgment.
- ✚ The Board agreed to this new arrangement, as it eliminates the need, and expense, of filing property liens in Superior Court; in addition, the Association is more likely to recover all applicable fees, such as HOA dues, and court filing fees

• Validation of Proxy Ballots/Voting Results:

- ✚ Board reviewed ballot results
- ✚ Official Results: 94 in favor, 19 against, 6 disallowed (1 ballot was submitted by a former owner; 5 ballots – no name or vote designation)
- ✚ Total Valid Votes: 113, which represents an official quorum; thus, the assessment for 2011 is \$55/lot owner
- ✚ Official notice will be mailed to owners of record on/about the beginning of January 2011; February 15, 2011, will be the payment due date

• Audit Committee Update:

- ✚ Rich relayed the message that Murrell English, Chairperson of the Audit Committee, was unable to be in attendance
- ✚ Murrell will make arrangements to meet Vered, to obtain additional information about the operations of the Association

• Revision of the Declaration of Deed Restrictions:

- ✚ The Board acknowledges the effort of the Architectural Review Committee in proposing recommended changes to the restrictions, such as Vegetable Gardens (proposed allowing gardens in the rear yard only), solar panels (flushed mounted to the rear roof only), basketball goals and signs (allowing political signs, no larger than 2'x3", removed within 7 days of election)
- ✚ Discussion was held regarding the challenge of obtaining the required number of signatures (approximately 200), particularly if the petitions are done via mail (limited participation)
- ✚ In addition, the Board was concerned about the cost (approximately \$2,000 in postage and legal fees)
- ✚ In essence, the Board believes it is not a value added option to expend the resources to make such changes, particularly since these areas were not deemed major issues.
- ✚ The Board agreed unanimously not to pursue any additional changes to the restrictions at this time.

The meeting was adjourned at 8:00 PM; the next meeting will be held on January 11, 2011, at 7:00 PM.