

Estates At Dove Run HOA Board Meeting
Minutes for September 27, 2011 7:00pm

Board of Directors:

- Present: Richard Green, Scott Gagnon
- Not Present: Vered Verandak, Valerie Jones-Rabb

Agenda:

- Annual HOA Meeting:
 - The annual HOA meeting will be held on Thursday, November 3rd from 7:00pm - 8:30pm at the MOT Senior Center in Middletown
 - Notices will be sent to all homeowners including a request for volunteers for officer positions and committees. Notices will also be posted on the website.
 - The board is finalizing speakers for the annual meeting. Possible speakers include Middletown Police Chief Tobin or Officer Brenner.
- Treasurer's Report:
 - The treasurer's report has been updated on the website as of 9/22/11. It will be reviewed at the annual meeting.
- 2011 Assessments:
 - 34 claims were filed for outstanding 2011 assessments: 19 have paid; 14 have not paid, and have been issued default judgements
 - Judgements for 2011 total \$90 (\$55 annual fee + \$35 court fee)
 - Rich has confirmed that a default judgement from the JP Court will be applied to the homeowner's credit history
 - Rich has also confirmed that the JP Court sends a final notice to the homeowner allowing them the opportunity to vacate the judgement with full payment
- Neighborhood Watch:
 - No update at this time
 - To submit issues for the Middletown Public Safety Commission, please select the Neighborhood Watch category from the Contact Us page on the Dove Run Homeowners website.
- Landscaping:
 - Mulch was applied to the trees in the neighborhood not in front of a house (ie: in front of the ponds). This addition fits within the annual HOA budget and was approved by the board.
 - The board is continuing to research ownership of pond maintenance. The town of Middletown has conveyed that they do not own the maintenance of the ponds.
 - Repair of the solar lights at the Brick Mill entrance remains in progress. The lights are out of warranty with the manufacturer and will incur expense to repair/replace. The contractor has been non-responsive to repeated inquiries by the board. A notice was sent the week of 9/19 notifying the contractor that the HOA will pursue alternative courses if no response is received by 9/30.
 - Several homeowners have approached the board 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 board will plan to include an allowance for reimbursements stemming from these types of improvements in the proposed 2012 budget.
- 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.

- ARC:

- The ARC met on Tuesday, 9/20. Minutes from the meeting will be posted on the website shortly.

The meeting was adjourned at 7:45pm.

The next board meeting will be held on Tuesday, December 6th at 7:00pm.