

**MINUTES OF THE ANNUAL MEETING
DRY RUN COMMONS HOMEOWNERS' ASSOCIATION**

November 8, 2010

6:30 PM

The Annual Meeting of the Dry Run Commons Homeowners' Association was held on November 8, 2010 at the Martinsburg Senior Center. All homeowners had been notified of the time, date, and place of the annual meeting at least 15 days in advance. Meeting agenda and letter from the board were included in the notice.

REGISTRATION/CALL TO ORDER/CONFIRMATION OF A QUORUM

Homeowners attending the meeting were asked to sign-in. The meeting was called to order by Cindy Stewart, president. Board members were introduced as follows: Hope Roberts, secretary/treasurer, Connie Marino, Marcia Lavorini (absent), Nyda Morris and Rhonda Singer. It was confirmed by the board that a quorum of voting members was present, with the total being 32. A quorum of 25% of homeowners (29) is required by the bylaws of the Association.

HOMYOWNERS PRESENT:

Barney, Bill	Lehr, Jeanne	Price, Doris
Barney, Carol	Lehr, Russell	Quaglio, Angelina
Brown, Doris	Marino, Connie	Richards, Pat
Church, Elizabeth	Martin, Tina	Roberts, Charlie
Coode, Martin	Miller, Lil	Roberts, Hope
Copenhaver, Marie	Miller, Marie	Schuler, Bill
Darling, Ruth	Morris, Nyda	Schuler, Joan
Deaver, Dottie	Murphy, John	Singer, Rhonda
Ebeling, Janet	Myers, Margaret	Smith, Sherry
Ebeling, Ron	O'Roke, Chip	Stewart, Cindy
Griffith, Libby	O'Roke, Marsha	Tramonti, Mindy
Harner, Rick	O'Rouke, Camille	Ware, Barbara
Jarvis, Mary	Parkinson, Gisela	Wischesle, Willie
Koonce, Lorraine	Pierce, Samie	Whited, Vivian

APPROVAL OF THE MINUTES OF THE 2009 ANNUAL MEETING

The minutes of last year's annual meeting held on October 31, 2009 were approved, as circulated. A motion for approval of the 2009 minutes was made by Marsha O'Roke and seconded by Vivian Whited. The motion was unanimously approved by a show of hands.

FINANCIAL REPORT

Hope Roberts, treasurer, gave the financial report for the past year. After discussion, Carol Barney moved, seconded by Mindy Tramonti, to accept the financial report dated June 1, 2010 as presented. Motion carried. President Cindy Stewart discussed the need for a 2011 budget as well as an audit of our finances. It was decided that the newly formed Finance Committee would oversee the budget and the audit for the coming fiscal year. Hope reported that over \$5000 are owed to the HOA in delinquent dues. The board plans to take a firmer stand on this issue and letters will be going out soon to anyone who owes past dues!

COMMITTEE REPORTS

Architectural Committee: Charlie Roberts reported that very little has been going on because of the economy. He also reported that a few homeowners have changed the outer appearances of their homes without submitting plans for approval. Cindy Stewart discussed taking legal action against homeowners not in compliance with the covenants.

Neighborhood Watch Committee: Charlie Roberts reported that we have had very few problems this year. A reported mugging that was heard on the scanners and that allegedly took place in the Commons was proven to be untrue by the police department.

GENERAL HOMEOWNERS BUSINESS:

Cindy Stewart opened the meeting to discussion concerning general homeowner business. Items discussed were:

- New committees:

Landscaping/Architectural Committee: This committee oversees requests from homeowners for changes and additions to their property. Other tasks range from shrub and flower planting, mulching and flower selection to contracting landscaping services.

Covenants Committee: This committee serves as the rule enforcement branch of the HOA Board of Directors; it acts as the judiciary for cases involving violations of the covenants and makes recommendations to the board.

Finance Committee: This committee will work with the treasurer to develop and oversee the annual budget, and to schedule regular audits.

Nominating Committee: This committee will be responsible for nominations and elections of board members.

Communication & Welcome Committee: We would like to have a representative from each street to be on this committee. Each representative would serve as the contact person between the homeowners on each street and the board. Tasks for this committee include distributing information and keeping homeowners informed of all business within the association – including reports about what the other committees are doing. It would be great if this committee could work together on developing a web page for the DRC homeowners! This committee also welcomes new homeowners by presenting them with a homeowner's packet (welcome letter, DRC Covenants, forms, etc.), along with a care package.

Social/Recreation Committee: This committee will be responsible for organizing any social events.

- Budget cuts - President Cindy Stewart stated that, in an attempt to save money, we will not have a Christmas tree lighting ceremony, Easter egg hunt, or a community picnic in 2010-2011. Russell Lehr moved, seconded by Marie Miller, to allow Hope and Charlie Roberts to continue to decorate the Commons Area at no expense to the Association. Motion carried.
- HOA dues - President Cindy Stewart mentioned the possibility of increasing the annual dues in 2012 from \$100 to \$150. Homeowners discussed a few options to consider so as not to increase dues. The Finance Committee will consider the options and make a decision on dues for 2012.
- Board meeting dates - Jan. meeting – Jan 4 @ 6:30. (Board meetings will be first Tuesday every 2 months (Jan, Mar, May, July, Sept, and Nov.) Annual HOA meetings will be second Monday in October. A calendar of events including board meetings will be distributed to homeowners before January, 2011.

ADJOURNMENT:

The meeting adjourned at approximately 8:15 P.M.

Respectfully submitted,

Cindy Stewart

Cindy Stewart
Dry Run Commons Homeowners' Association