

**MINUTES OF THE ANNUAL MEETING--DRY RUN COMMONS  
HOMEOWNERS' ASSOCIATION, OCTOBER 25, 2011, 6:30 PM,  
MARTINSBURG SENIOR CENTER, 217 HIGH STREET,  
MARTINSBURG, WV**

The annual meeting of the Dry Run Commons Homeowners' Association was held on October 25, 2011 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. The meeting agenda and ballots for the board of directors election were included with the notice. The meeting was chaired by the president Cindy Stewart.

**REGISTRATION/CALL TO ORDER:**

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: Cindy Stewart president, Rick Harner vice president, Pat Richards treasurer, Bill Barney secretary, Connie Marino, and Rhonda Singer. Janet Ebeling was absent.

**HOMEOWNERS PRESENT:**

Connie Marino	- Beverly Ney	Pat Richards
Nydia Morris	Bill Barney	- Carol Barney
Shirley Boomer	Lorraine Koonce	Dolores Irving
Beatrice Romano	Joan Schuler	- Arnold Brown
- Mindy Tramonti	- Kimberly Lineberg	- Jeanne Lehr
Russell Lehr	-Chip O'Roke	- Marsha O'Roke
- Don Rees	Charlie Roberts	Rhonda Singer
- Jill Woolcock	- David Gordon	Rick Harner
- Sharolyn Smith	Vivian Whited	Sherry Case
David Church		

**APPROVAL OF THE MINUTES OF THE APRIL 11, 2011 MEETING:**

After reading the minutes of the April 11, 2011 meeting Mindy Tramonti moved that the minutes be accepted, Marsha O'Roke seconded the motion and it carried by a voice vote.

**TREASURER'S REPORT:**

Pat Richards presented the treasurer's report. After a few questions from the membership to clarify items on the report Sharolyn Smith moved to accept the report, second by David Gordon, approved by voice vote.

**AUDIT REPORT:**

The audit committee consisted of Marsha O'Roke, Cindy Stewart and Carol Barney. After the audit report was presented David Gordon moved that the report be accepted, Jeanne Lehr seconded the motion and it was accepted by a voice vote.

At this point Russell Lehr asked about the status of an additional light on the south side of the entrance. The president explained that after talking with the power company the cost would be prohibitive.

**COVENANTS COMMITTEE:**

Pat Richards reported that letters have been going out and there has been some progress made in bringing some offences into line. However as in any subdivision there are some who resist the HOA's enforcement of the covenants. She stated that we are moving ahead and some positive actions have been taken. She requested that all complaints be in writing and signed.

There followed a discussion concerning flags, wreaths, lawn ornaments and satellite dishes. Pat reported that the board had discussed these issues and had decided in the case of flags most flags are acceptable with the committee reserving the right not to allow flags that are in poor taste or immoral. Artificial wreaths will be allowed on the door, but no artificial plants are to be placed in the yard. Lawn ornaments are to be approved on a case by case basis. When the covenants were written satellite dishes were the big 8' monstrosities. Now that the small dishes have taken their place federal law does not allow them to be prohibited.

#### **NEIGHBORHOOD WATCH:**

Rhonda Singer asked everyone to be on the alert as to what is going on in the community because crime is on the rise. She emphasized not opening the door to strangers and reporting to law enforcement and your neighbors any unusual activity or persons in the community. She also suggested keeping outside lights on at night or installing motion detector lights.

#### **LANDSCAPING/ ARCHITECTURAL COMMITTEE:**

Cindy Stewart thanked the volunteers who had helped with the cleanup day in April. She reported that the broken slide had been repaired and the damage was because the plastic had gotten brittle and not by vandalism. It was generally agreed that some mailbox post paint be purchased by the HOA and be made available to the membership. Bill Barney stated that cracks in the mail box posts are not unusual and do not indicate that the post needs to be replaced.

There were several compliments made concerning the changes made to the front entrance. One resident asked why the changes were made and Cindy reported that the landscape committee wanted to make it require less maintenance and still be presentable.

There was some discussion concerning snow removal. For the most part we are at the mercy of the City for snow removal. In many instances they could be doing a better job but when there is a very large snow they do not have the equipment to handle it. In particular is the problem with ice at the entrance. It was suggested that the HOA buy some salt and volunteers could apply it to the entrance when the city neglects it.

#### **COMMUNICATION AND WELCOME COMMITTEE:**

Connie Marino requested that those who have emails send their email address to her. Email is a quick and easy way to communicate happenings in the community. She also encouraged the street reps to be faithful in forwarding information to those on their street.

#### **ELECTION OF BOARD MEMBERS:**

Nominating committee members Chip O'Roke and Carol Barney counted the ballots and reported that Cindy Stewart and Arnold Brown had been elected to the board for 3 year terms ending December 31, 2014.

Charlie Roberts requested that the date and place of the next nominating committee meeting be announced to the membership.

#### **GENERAL MEETING SCHEDULE:**

Cindy Stewart reported that with the fiscal year ending December 31 and with the required election of officers before the end of the year we need to have the general membership meeting in October. She stated that the fourth Tuesday in October would be the set date for this meeting. Our next general meeting will be October 23, 2012. Mark your calendar!

At 8:15 Charlie Roberts moved we adjourn the meeting. The move for adjournment was seconded by Chip O'Roke and approved by a voice vote.