

**Board of Directors Meeting Minutes
Dry Run Commons Homeowner Association
JANUARY 5, 2015**

2015 BOARD OF DIRECTORS MEMBERS PRESENT: Arnold Brown, Chip O'Roke, Pat Richards, Connie Marino, and Penny Morgan. Allen Grimm, Coventry Management, also attended.

CALL TO ORDER: In the absence of our president, Arnold Brown called the meeting to order at 6:30 p.m. We met at the home of Pat Richards.

MINUTES FROM BOARD OF DIRECTORS MEETING, DECEMBER 16, 2014. Penny handed out the Minutes of the Dry Run Commons Board of Directors Meeting and Pat moved that we accept the Minutes; Penny seconded the motion. Motion passed.

TREASURER'S REPORT. Pat presented the HOA Budget as of December 31, 2014. Chip moved that we accept the budget as written and Connie seconded the motion. Motion passed.

DRY RUN COMMONS WEBSITE. Don Moore will continue to maintain this website.

DRY RUN CREEK BANK. We received a bid from Jeremy Parkins for removing trees from the creek bank, backhoeing the creek bed, and banking up the sides with stones. More research needs to be done to determine the size and weight of the stones to reinforce the walls of the creek bank.

COVENANTS-DISCUSSION WITH ALLEN GRIMM. Allen will send letters to homeowners with an electronic copy to the board of directors. Any changes or suggestions on the letters will be addressed to Chip who will then forward the suggestions to Allen before letters are sent to homeowners. Arnold Brown will schedule a meeting with the city manager, Mark Baldwin, to obtain information regarding the street parking on Spinners Way and the possibility of "no overnight parking signs".

ADJOURNMENT. Pat moved that we adjourn the meeting and Chip seconded the motion. The meeting adjourned at 8:15 p.m.

Minutes submitted by Penny Morgan, Secretary