

Board of Directors Meeting Minutes Dry Run Commons Homeowner Association

March 2, 2015

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

CALL TO ORDER: Eric called the meeting to order at 6:30 p.m. at the home of Pat Richards.

MINUTES FROM BOARD OF DIRECTORS MEETING, JANUARY 5, 2015: Penny handed out the Minutes of the Dry Run Commons Board of Directors Meeting and Pat moved that we accept the Minutes; Connie seconded the motion. Motion passed.

FINANCIAL REPORT REVIEW: Allen presented the Income and Expense Report. He and Pat discussed the format and Allen agreed to present the financials in a simpler form.

DRY RUN COMMONS WEBSITE: Connie has forwarded three previous Board of Directors Meeting Minutes to Don Moore for posting on the HOA website. She will continue to forward these minutes for posting.

MANAGER'S REPORT UPDATES: Allen presented the following reports:

Violations Report: Five homeowners are in violation now for the following reasons: Car in yard, unregistered/junk vehicle, unkept conditions of buildings or grounds, trash left in yard, and a dog not leashed. When the weather improves, houses with mold and mildew should be power washed. Allen agreed to email the board members copies of letters he sends to homeowners on these violations.

Resolutions: Allen handed out two Resolutions asking the Board to proofread them and we would discuss them at the next meeting which is May 6, 2015.

Policy Resolution No 15-1: Assessment Collection Policies and Procedures: At present, there are 22 homeowners who have not paid the assessment which was due on March 1, 2015.

Regulatory Resolution No 15-2: Rule Violations: Complaint and Due Process Procedures.

Dry Run Creek bank work: On January 30, 2015, Caanan Valley Institute (CVI) met with West Virginia DEP, WV Conservation Agency, Opequon Stream Team, Pat Richards, Arnold Brown and Allen Grimm to inspect and to discuss options for bank stabilization and future preventative measures. CVI has been asked to look at a particular reach which included a torturous bend that had significant erosion, a walking trail that was reducing flood access, and a bridge used to span a drain through the walking trail. This drain was the only visible drain that was allowing the southern side of the walking trail to drain to Dry Run.

CVI believes that the pressures placed on the eroding bank are directly correlated to the eastern wing causing scour during high floods and by the walking trail acting as a berm or levee and confining the channel which increases velocities and increases erosion rates in most conditions.

There is limited room for relocation of the channel; however, two options were discussed.

Option 1: CVI proposes that the channel be moved to a less torturous meander, the right side of the meander bend will be filled with earth and two instream structures (log and rock j-hook) will be constructed. The structures will aid in providing protection to the newly realigned channel which will also be planted with live cuttings of willow, alder, and other suckering woody plants. This option does not deal directly with the bridge wing wall which will continue to cause scour and may only provide a short-term fix. Option 1 is estimated to cost \$30,000. to \$50,000.

Option 2: Option 2 would include all of Option 1, as well as relocate and remove the walking trail, relocate or remove the bridge, improve drainage on southern side of walking trail, increase the wooded riparian corridor along Dry Run. This option is estimated to cost \$80,000. to \$100,000.

Pending allocation of funds, the board plans to go with Option 1. Eric will look into getting a grant for matching funds along with the Canaan Valley Institute through agencies such as Chesapeake Bay Trust, National Fish and Wildlife, and WV DEP that may fund the project.

CURRENT ITEMS: Eric's father built a trash can for the basketball court. The labor and materials cost \$200. Penny moved that we pay Larry Hart and Arnold seconded the motion. Motion passed.

The Board is responsible for enforcing the covenants on parking and street signs. Allen will consult with a lawyer to make sure homeowners are in compliance and that we have access for emergency vehicles.

DRC HOA DIRECTORY: Connie has updated the Directory and gave everyone a copy.

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