

Dry Run Commons November 2015 Board Meeting

The meeting of the HOA Board took place on November 2, 2015 at the home of President Pat Richards. Those in attendance were board members Pat Richards, Paul Lehman, Chip O'Roke, Connie Marino, Leslie Myers, and Eric Hart. Allen Grim of Coventry was present. Absent was Arnold Brown.

A quorum was established and Pat welcomed the board and made a statement regarding keeping what we discuss in the meetings confidential as to protect the privacy of homeowners.

There was a discussion regarding the condition of the playground equipment. Pat informed us that she had contacted Taylor Sports who installed the equipment and they said it was commercial grade and met all safety standards. It was decided that we would allow Taylor Sports to fix any safety issues they saw that had arisen since installation, that the broken tic tac toe should be removed and that Paul and Eric would power wash the equipment when they could coordinate on a Monday when they are both off.

A motion was made by Eric and seconded by Connie and the vote was unanimous to approve these actions.

The board discussed covenant violations and voted to proceed forward with all measures to enforce said violations including civil suits and liens. A motion was made by Eric and seconded by Chip and the vote was unanimous to approve these actions.

The mowing contract and landscaping was discussed. The board asked Allen to convey to Ground Effects the following; to reduce use of Round Up as not to kill grass in areas where Round Up is used, and to use mowing guards when mowing for safety.

The front entrance was discussed and it was decided that the smaller plants be removed and to allow the pine tree needles to form a mulch bed. A motion was made by Leslie and seconded by Eric and the vote was unanimous to approve these actions.

A motion was made by Eric and seconded by Chip and the vote was unanimous to hire Ground Effects to perform mowing and landscaping for the 2016 calendar year.

The ongoing creek erosion project was discussed and Pat informed us that she would be attending a meeting with Canaan Valley Institute who is working with the West Virginia DEP and the Eastern Regional Planning Development Council to secure funds for the HOA to assist in halting the erosion. Pat showed us an email where it was agreed upon that the board agreed to spend up to \$5000 for matching funds for this project. Pat said she would inform us of what she learned in the meeting.

Connie gave a report on the calling post and the directory and informed us she now has 108 homeowners on the calling post list and the directory was updated.

Connie also went over the future meeting dates and we confirmed that the board would meet the 1st Monday of every other month. The next meeting will take place on Monday, January 4 2016 at the home of Eric Hart. (This has since been changed to Paul's house to accommodate the Canaan Valley representatives.)

Pat has formed a financial review committee consisting of herself, Carol Barney, and Marsha O'Roke to do an audit of the 2015 calendar year. This will take place at Coventry at a future date that all parties agree to. A motion was made by Eric and seconded by Leslie and the vote was unanimous to adjourn the meeting.

Secretary of the DRC Board of Directors,

Eric Hart