

Draft Meeting Minutes  
Dry Run Commons Board of Directors  
November 10, 2014 6:30 PM

The meeting was held at the home of Pat Richards.

**2015 BOARD OF DIRECTORS MEMBERS PRESENT:** Eric Hart, Arnold Brown, Chip O'Roke, Pat Richards, and Penny Morgan.

**CALL TO ORDER:** The meeting was called to order at 6:30 by Eric Hart, our new President.

**AGENDA:** Eric handed out the Agenda for the meeting and a quorum was established.

**MINUTES FROM BOARD OF DIRECTORS MEETING, OCTOBER 16, 2014:** Eric handed out Cindy's Minutes of the Dry Run Commons Board of Directors Meeting and Pat moved that we accept the Minutes and Arnold seconded the motion. Motion passed.

**CREEK EROSION:** The issue of the creek erosion which has occurred about three feet away from the walking path was discussed. Jeremy Perkins had met with Eric, Pat Richards and Arnold Brown and gave an estimate of \$2,800 for wrip-wrap on one side without hauling the dirt away.

Another issue was whether that area was deeded to the HOA, and if so, who has the deed? Another question was whether the inspected area is in a flood plain? Chip moved to table the item for now and Arnold seconded the motion. Motion passed.

**PROPERTY MANAGEMENT COMPANY:** The Coventry transition was discussed and Chip O'Roke was appointed to be the liaison with the official property manager.

**BUDGET:** Pat presented the 2015 operating budget. The budget will be distributed to the homeowners. Arnold moved to adopt the budget as written and Chip seconded the motion. Motion passed.

**NEWSLETTER:** A newsletter will be sent to the homeowners with current pertinent information. Coventry will send emails to transmit items of immediate importance. The Coventry website will be used for general information. For the present, we will keep the Dry Run Commons HOA website with a link to Coventry Management.

**ROAMING ANIMALS:** The issue is being addressed by the Board. Eric handed

out copies of emails he has received on the subject. Roaming cats, dogs and deer have been a problem.

**ILLEGAL VEHICLE PARKING:** Vehicles parking on the grass on Spinners Way and Artisan Way has been a concern. In addition, homeowners who exceed the speed limit in the community are making a dangerous situation because of the children who play outside or are walking to or from a school bus. Letters will be sent to homeowners who are in violation. Arnold moved that we notify Coventry and Penny seconded the motion. Motion passed.

**PROCURING A SIGN FOR THE BASKETBALL COURT:** The subject of the Basketball Court was brought up, since teenagers from outside the neighborhood have been playing long past dark. The Board decided to get a sign for the basketball court saying, "No Basketball Playing After Dark." Eric will get the sign if it's under \$50. If the estimate is over \$50, he will come back to the Board for approval. Chip moved that we get the sign and install it and Pat seconded the motion. Motion passed.

**2015 SCHEDULE OF REGULAR BOARD MEETINGS:** The regular board meetings will be the first Monday every other month, through September as follows:

JAN 5,  
MAR 2  
MAY 4  
JUL 6  
SEP 7

Pat moved to adjourn the meeting and Chip seconded the motion. The meeting was adjourned at 8:30 p.m.

Minutes submitted by Secretary, Penny Morgan