

**Board of Directors Meeting Minutes
Dry Run Commons Homeowner Association
December 16, 2014**

2015 BOARD OF DIRECTORS MEMBERS PRESENT: Eric Hart, Chip O’Roke, Pat Richards, Connie Marino, and Penny Morgan.

ALLEN GRIMM, COVENTRY MANAGEMENT: Allen Grimm was introduced to the Board and took part in the discussions. His Cell phone is 540-535-5176; email is agrimm@CoventryGrp.com.

CALL TO ORDER: The meeting was called to order at 6:30 p.m. by our President, Eric Hart. We met at the home of Pat Richards.

MINUTES FROM BOARD OF DIRECTORS MEETING, NOVEMBER 10, 2014: Penny handed out the Minutes of the Dry Run Commons Board of Directors Meeting and Pat moved that we accept the Minutes; Chip seconded the motion. Motion passed.

ILLEGAL VEHICLE PARKING: A question was raised about whether the Board has authority to have vehicles towed which are parked illegally. The City of Martinsburg allows parking on public streets while Dry Run Commons Homeowner Association documents prohibit street parking. Chip mentioned we should talk to Mark Baldwin, in the City about whether we could place “No Parking” signs on our streets.

CREEK BED EROSION: The creek bed is eroding and needs to be dredged out because it overflows on the walking path which runs alongside of the creek. It was mentioned that the HOA Association is paying liability insurance on the common areas but does not have a need for it. John Small, County Clerk, says that if no one owns the common areas, there won’t be a need for it. So we still need to maintain it, but we need to get a bid for repairing it.

THE CALLING POST: Connie asked if we are going to maintain the Calling Post when Coventry Management takes over. The Board decided to keep the Calling Post for emergencies since it costs us nothing to maintain it and only 9 cents a call when used.

COVENTRY MANAGEMENT: Allen Grimm, Coventry Management contact, discussed responsibilities that Coventry will be performing for our HOA. Bethany will contact our insurance company about putting Mark Schlomer on it. Realtors should contact Coventry for copies of the HOA documents. When advertising for the Spring Yard Sale in the Buyers Guide, we should go ahead and pay for it and then send our receipt to Coventry Management for reimbursement.

In the New Year, the budget will be maintained on a Calendar Year basis, instead of a Fiscal Year basis which is used at present. Pat will close out our bank accounts at the end of this year and the Reserve account will be turned over to Coventry. Pat will also file the 1120H and 1099s for 2014.

DRY RUN COMMONS HOA WEBSITE: Don Moore, who maintains our website, will keep our website up with a link to Coventry's website. Coventry will also have a link to our website.

Pat moved that we adjourn the meeting and Penny seconded the motion. The meeting adjourned at 8:20 p.m.

Minutes submitted by: Penny Morgan, Secretary