

DRY RUN COMMONS HOA
Thursday, October 30th, 2025 @ 5:30pm
172 Creative Place Martinsburg, WV 25401

Annual Meeting Minutes

The meeting was called to order @ 5:45pm.

Board members present: Tina Martin, Brian Cosgrove, and George Reichard. Chip O'Roke and Doyle Trammell were absent.

Quorum met with 31 members represented in person and by proxy.

Adam McGuinn from Coventry Group provided the proof of mailing and reviewed the meeting agenda.

Minutes from the 2024 Annual Meeting were reviewed. Mindy Tramonti made a motion to accept, Amy Rush 2nd. All in favor, none opposed.

Tammy McWilliams Esq with Kay Castro was present to discuss her findings on the “common area” and take questions. In summary, the HOA is allowed to use the property per the original plat that doesn’t go away because the property sells to a new owner. Dry Run Commons needs to maintain the “common area” and can use association funds to do so. Dry Run Commons doesn’t own that property because it was never properly deeded to the HOA back in the early 2000’s. The current owner can’t build on it nor can any proceeding owner. She also advised that the “common area” is in a floodplain and is also a managed stormwater program with Berkeley County, therefore, in her opinion the “common area” is not worth more than \$2000. She advises if the opportunity presented itself for the HOA to purchase, not to overpay for it. She has reached out to the current owner but has not gotten a reply as of yet. With all questions answered, Tammy left @ 6:28pm.

Adam McGuinn reviewed the 2026 budget and fielded questions.

The current board has agreed to stay on. Adam McGuinn asked if anyone present was interested in serving on the board. There were no volunteers.

The only project for 2026 is to finish the landscaping at the front entrance which will be done in April 2026.

A motion was made by Amy Rush to adjourn the meeting @ 7:08pm, Mindy Tramonti 2nd. All in favor, none opposed.

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