

DRY RUN COMMONS HOA

**Monday, April 7th, 2025 @ 5:30pm
Board Meeting Minutes**

Meeting was called to order @ 5:31pm.

Board Members present: Tina Martin, Brian Cosgrove, Doyle Trammel, and George Reichard.

Quorum met with 4 board members present.

George made a motion to accept prior minutes, Tina 2nd. All in favor, none opposed.

Adam McGuinn presented the most recent monthly financials to the board of directors.

Reviewed current violations/inspections.

Tina made a motion to accept Harris Tree bid to remove remaining pines and bushes. This was originally approved via e-mail in October 2024. Brian 2nd. All in favor, none opposed.

Tina made a motion to accept bid from Davis Designs to refurbish the small sign. Doyle 2nd. All in favor, none opposed.

Refurbishing of the sign was discussed. We decided to go with the smaller sign as it would cost half of what the large sign would cost. It was also decided we would install the sign ourselves. Overall it would save roughly \$2000. Everyone agreed the small sign is large enough for the entrance. It can also be moved back to make the landscaped area larger.

Brian obtained an estimate from Stump Pros of WV to remove all stumps along with surface roots and small bush stumps. Would leave mulch.

Doyle made a motion to accept bid from Stump Pros of WV, George 2nd. All in favor, none opposed.

Tina made a motion to move \$50 per house that has paid their dues to reserves. Doyle 2nd. All in favor, none opposed.

The front entrance project was discussed. The projected date of completion is May 2026. It is a bigger project than expected. Hoping to have partially completed by November 2025 and landscaping will be done in April/May 2026.

George Reichard left meeting at 6:27pm.

Next board meeting set for June 23rd, 2025 @ 5:30pm.

Brian made a motion to adjourn at 6:48pm, Doyle 2nd. All in favor, none opposed.