

Dry Run Commons 2016 Annual Meeting Minutes

The Annual Meeting of the Home Owners of Dry Run Commons was held on Tuesday, October 25th at 6:30 PM at the Bethel Assembly of God Church, located at 2010 Tavern Rd.

The Meeting was well attended and quorum was met with 23 present and 6 proxies. Total needed was 29. Board Members in attendance included Pat Richards, Connie Marino, Chip O'Roke. Eric Hart resigned from the board and his service was recognized. Paul Lehman was unable to attend. Allen Grimm of Coventry Group was also in attendance.

The meeting was called to order at 6:46pm and Meeting Notice was established.

The Minutes from the 2015 Annual Meeting were reviewed and approved.

The 2016 Finances were reviewed and there were no questions or concerns brought forward. The account balances were reviewed and there is currently \$6,884.12 in Operating and \$23,197.23 in Reserves.

Discussion was held regarding a homeowner committee audit. The Board President feels comfortable with how Coventry is managing and reporting and feels that a professional audit is not necessary given the oversight of a few homeowners as well as the Board.

The 2017 Budget was reviewed and there were a few questions – nothing out of the ordinary.

Allen Grimm, of Coventry Group discussed projects in 2016 including the staining of the bridge and picnic equipment, mulching at the playground, powerwashing of the playground equipment and removal, refurbishing and replacement of the signs at the entrance.

The Board President discussed the ongoing issues surrounding the Creek Bed Project. General consensus is to keep looking at options and proposals but to keep the path as people do utilize it. The Board agreed to continue exploring options to cost effectively deal with the erosion problems around the bridge and playground area.

Connie Marino provided an update on the calling Post. This was opened up for discussion and there were no comments.

One Board position was filled. There had been no Nomination forms received by Coventry Group so Nominations were accepted from the floor. Don Moore agreed to step up. With no other volunteers, an open voting was held and Don Accepted a three year term on the Board. Actual Board Positions will be decided at the next Board Meeting to be held Oct 31st, 2016 A concern was brought up about unwanted solicitation and there was brief discussion about how to handle that when it occurs. Signs are clearly posted "No Soliciting".

With no more business to be discussed, Vivian Whited moved to close the Meeting and Marsh O'Roke 2nd. The 2016 Annual Meeting of the Dry Run Homeowners was adjourned at 7:25 PM.

Attachments include: proxies and sign-in sheet