

**DRY RUN COMMONS BOARD OF DIRECTORS  
MINUTES  
JANUARY 3, 2012**

The meeting was held at 210 Sentry Lane at 6:30 p.m.

The meeting was chaired by Bill Barney.

Members present: Bill Barney, Arnold Brown, Rick Harner, Connie Marino,  
Nydia Morris, Pat Richards, Rhonda Singer, and Cindy Stewart

The meeting was brought to order by Bill Barney at 6:30. New board member, Arnold Brown, was welcomed; Bill Barney asked the board members to each give a brief introduction.

**MINUTES OF NOV. 1, 2011 BOARD MEETING**

Cindy Stewart moved to accept the minutes; the motion was seconded by Connie Marino. The motion was approved.

**APPOINTMENT OF 2012 COMMITTEES:**

Pat Richards moved to accept the following 2012 committee appointments and the motion was seconded by Rick Harner. The motion was approved.

- Landscaping & Architectural Committee:  
Tina Martin, Cindy Stewart, Jill Woolcock, Nydia Morris
- Neighborhood Watch Committee:  
Rhonda Singer, Margaret Myers, Bev Ney, Nydia Morris, Tina Martin, Will Winchester
- Covenants Committee:  
Cindy Stewart, Mindy Tramonti, Arnold Brown
- Finance Committee:  
Pat Richards, Bill Barney, Cindy Stewart, Marsha O'Roke
- Nominating Committee:  
Rick Harner, (others members pending)
- Communications & Welcome Committee:  
Connie Marino, Barb Ware, Margaret Myers, Carol Barney, Rick Harner, Nydia Morris, Tina Martin, Cindy Stewart, Arnold Brown, Sharolyn Smith, Don Rees

## **TREASURER'S REPORT**

- **2011 Balance Sheet Report:**

Pat Richards, Treasurer, presented the 2011 balance sheet. At the beginning of the year 2011, there was a credit balance of \$531.54.

2011 HOA dues had been projected at \$10,000.

Actual amount in dues received was \$14,490. (The increase was due to payment of dues from prior years owed from homeowners.)

A credit payment was made the HOA as settlement in May 2011 in the amount of \$9,957.82.

2011 expenditures had been projected at \$10,531.54.

Actual expenditure amount was \$13,661.74. (Increase was due to landscaping expense in July, which was approved by the board and justified by the additional dues received.)

As of Dec. 31, 2011, there was a surplus of \$11,317.62. This amount will be put in reserve.

- **2012 Budget Report:**

Pat presented the 2012 budget that had been developed by the Finance Committee.

2012 HOA dues are projected at \$10,500.

2012 expenditures are projected at \$10,500. This amount includes \$335.00 in the contingency fund for emergencies.

Rhonda Singer moved to accept the 2011 balance sheet and the 2012 proposed budget, and the motion was seconded by Nydia Morris. The motion was approved.

- **2012 Dues:**

After discussion, Cindy Stewart made a motion to re-word the dues letter for 2012 to:

*Dues will be \$110 per year with a \$10 discount for paying on time. Dues notices will be mailed prior to Feb. 1. Any payment received after April 1, 2012 will not be eligible for the discount.* In prior years, the letter had stated that dues were \$100 with a \$10 late fee. The board decided to change the wording in an effort to be more positive and to be more in line with business payment procedures and policies. Arnold Brown seconded the motion. Motion was approved. Pat Richards abstained from voting.

- **Collection of Back Dues:**

Any homeowner who is delinquent two years or more will receive a certified letter with notification of 10 days to pay in full before a suit will be filed in the magistrate's court for all back dues and any costs incurred. Cindy Stewart moved and Rhonda Singer seconded; the motion was approved.

## **REPORT OF EASTERN PANHANDLE ORGANIZATION OF HOMEOWNERS ASSOCIATIONS**

Pat Richards attended the recent meeting in December. She discussed documentation that should be available for inspection by HOA members. Pat distributed to the board members documents from that meeting; Bill asked the board to review the documents before the next board meeting in April. The board will then make a decision about joining this organization.

### **ELECTRONIC PHONE TREE**

The board discussed the options: \$.07 calls which have 5 second commercial and 35 seconds of talk time vs. \$.09 calls which have no commercial and 50 seconds talk time. Bill stated that if we call 116 numbers, the cost at \$.09 a call will be \$10.44. Persons authorized to make calls will be Bill Barney and Cindy Stewart. Cindy Stewart moved to use the \$.09 plan and to implement the plan immediately using the numbers from homeowners who submitted a signed form stating that they want to be included in the electronic phone tree data base. Connie Marino seconded; the motion was approved. Connie will contact street reps to remind homeowners to submit the form if they want to be included.

### **MULCH AROUND PLAYGROUND EQUIPMENT**

Bill reported that rubber mulch is \$253 per cubic yard. Wood mulch is \$27 per cubic yard. To cover the play area 3" thick, rubber mulch would cost \$3032, whereas wood mulch would only cost \$320. Pat Richards moved to continue using the wood mulch; Nydia Morris seconded; the motion was approved.

### **NEW "PET AREA" SIGNS**

Bill reported that the existing signs are about 20 years old and the wood is rotting. The posts are in good condition and just need to be painted. Pat Richards moved to replace the signs for under \$100 and Nydia Morris seconded; the motion was approved.

### **2012 SCHEDULE: (The board meetings will be changed from Tuesdays to Mondays!)**

January 3, Board meeting 6:30 at 210 Sentry Lane

February 1: Send out dues notices

April 1: Deadline for dues discount

April 2: Board meeting 6:30 at 210 Sentry Lane

June 1, 2: Community yard sale

July 9: Board meeting 6:30 at 210 Sentry Lane

October 2: Board meeting 6:30 at 210 Sentry Lane

October 22: Annual HOA meeting at Senior Center

January 7: 2013 Board meeting at 210 Sentry Lane

Cindy Stewart moved to approve the 2012 schedule; Rhonda Singer seconded; the motion was approved.

### **2012 BOARD MEMBERS & TERMS OF OFFICE:**

Arnold Brown and Cindy Stewart terms expire December 31, 2014.

Bill Barney, Rick Harner and Pat Richards terms expire December 31, 2013.

Connie Marino, Nydia Morris and Rhonda Singer terms expire December 31, 2012.

The meeting was adjourned at 8:30.