

Minutes: Dry Run Commons Board of Directors  
Jan. 7, 2013 6:30 PM at 210 Sentry Lane

Members present: Bill Barney, Rhonda Singer, Connie Marino, Pat Richards, Kristi Cook, Cindy Stewart and John Wilgeroth. Arnold Brown was absent due to illness.

- **Approval of minutes:**

The Oct. 1, 2012 minutes were emailed to all board members and were approved, and will be put on webpage.

The minutes from the annual 2012 HOA meetings will be emailed to board members for review; they will be presented to homeowners for approval at the 2013 annual HOA meeting. The draft will be put on the webpage until approved.

- **Treasurer's report**

Pat Richard distributed an end-of-the-year finance report for 2012. It was reported that, as of 12/31/12, we had \$3,946.58 cash on hand in the contingency fund to be carried over to the contingency fund for 2013. In addition, we have \$10,000 in a certificate of deposit.

Pat reported that we only have 5 homeowners who still owe past dues, in the total amount of \$1,247. Four of these homeowners only owe dues for 2012; however, \$807 of that amount is due from one homeowner; the board is taking appropriate action on said homeowner. Cindy moved to approve the treasurer's report and Connie seconded. The motion was approved.

Invoices for 2013 dues (\$150) were mailed to homeowners on Jan. 1, 2013 with a due date of March 1, 2013. Payments may be made in two installments. A late fee of \$50 will be applied after March 1.

- **Report of Communications and Welcome Committee**

Connie distributed the updated homeowners list to board members. She reported that there no additions to the electronic phone tree list since the last meeting. Don Moore will replace Don Rees for 100-217 Traders Way.

The board appointed the secretary to be the person of contact for all information to be added to the website. The current secretary, Cindy Stewart, will give information to Don Moore to put on the webpage, once it has been approved by the board.

- **Report of Neighborhood Watch**

Rhonda discussed a recent incident of a dog from outside of the development being loose; the animal has since been placed in animal control due to an unrelated incident on Rock Cliff Drive.

Homeowners: please remember to clean up after your dog when not in the designated pet area!

- **Report by the covenants liaison, John Wilgeroth**

John gave a report to the board concerning progress on issues of non-compliance with the covenants. John contacted these homeowners by letter or made a personal visit to discuss the problem. Issues involved HOA dues, parking, and general upkeep of property.

John met with Lee Robertson to discuss removal of debris in development and repair of signs. Cindy moved and it was seconded to approve the estimate of \$450. The board decided to table the plan of planting trees about the D&L wall as there would be no way to water the new trees throughout the spring and summer.

John will get an estimate from Lee for painting the front signs and the street posts in the spring, as well as several estimates for mowing for the spring/summer 2013 and present estimates to the board at the next meeting in March.

- **Adjournment**

Pat made a motion and Rhonda seconded it to adjourn the meeting. The meeting was adjourned at 8:15 pm. The next meeting will be on March 4, 2013 at 210 Sentry Lane.

Minutes taken by Secretary, Cindy Stewart