

Minutes: Dry Run Commons Board of Directors
July 9, 2012 6:30 PM at 210 Sentry Lane

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

Approval of April 2, 2012 minutes:

Pat moved to accept the minutes as read; the motion was seconded by Connie. The motion was approved.

• **Treasurer's report**

Pat distributed a finance report for the period since April 2, 2012, and reported that we have \$10,503.01 cash on hand in the operating budget for 2012. Pat will put \$10,000 from our reserve fund into a long term CD at Susquehanna Bank. We still have \$1662 in outstanding dues. Rhonda moved to approve the treasurer's report and Rick seconded. The motion was approved.

• **Report of Covenants Committee**

The board approved new member, Jill Woolcock, to the Covenants Committee. The Covenants Committee, Cindy Stewart, Jill Woolcock and Arnold Brown, met on May 22, 2012. The chair of the committee reported to the board that several homeowners had been contacted by Bill Barney and Arnold Brown about properties being in non-compliance with the covenants; most all have complied.

Report of Communications and Welcome Committee

Connie reported that no new phone tree numbers have been added. She is updating the homeowner list of addressed and phone numbers on a regular basis.

Report of Neighborhood Watch

Rhonda reported there is no soliciting allowed in DRC and homeowners should say this to anyone who is soliciting. In addition, ask for ID and if solicitor cannot provide ID, call police/ Sergeant Darby to look into it. Serious incidences will be reported through the electronic phone tree between the hours of 8 a.m. and 9 p.m.

• **Report of Nominating Committee**

Jeanne Lehr notified Bill that she will not be able to serve on the nominating committee. According to the bylaws, the nominating committee needs to be one board member who acts as chairman--Rick Harner and three members of the community who are not board members. Bill asked the board members to get some names together and we can take care of this at the July 23 meeting. Bill brought up the fact that we only need five members on the board; we now have eight. We will discuss at the next board meeting the number we wish to have on the board for the coming year. The Nominating Committee needs to have board nominations ready for the board meeting on October 2. The terms of Connie Marino, Nydia Morris and Rhonda Singer expire December 31.

- **Report of Landscaping and Architectural Committee**

- ✓ Storage buildings: Following discussion, Cindy moved that the board approve the addition of storage buildings by homeowners not to exceed 100 square feet and according to the guidelines which will be placed on the web site; plans must first be submitted on form to the Landscaping & Arc. Committee and then be approved by the board. Connie seconded the motion. The motion was approved.
- ✓ New form: Bill presented a new form for homeowners to use when requesting to make any changes to their property. Rick moved and Pat seconded to accept the new form. The motion was approved.
- ✓ Maintenance: Nydia Morris donated a holly bush which was planted in the front entrance in memory of her husband, Bill Morris. Tina and Nydia have been maintaining the front entrance and the path.

Trees need to be trimmed along walking path so as not to hang over path, dead branches and dead trees need to be removed from creek area, and brush needs to be cut back to creek. Cindy will get estimates from Lee Robertson and give to Tina, chair of the landscaping committee.

- **New business**

Board members have been expressing for some time now that they are overwhelmed with the amount of time and work needed to serve on the board year after year. The responsibilities put on board members are many (holding regular board meetings, record keeping, assuring that homeowners comply with the covenants, landscaping and upkeep, communicating to residents, updating the web site, maintaining the homeowners directory, notifying homeowners of emergency situations, approving architectural changes to properties, collecting dues and keeping accurate records of all financial transactions). In addition, board members are often inundated with complaints from homeowners.

Bill discussed the possibility of hiring a management company to manage covenants issues and schedule landscaping and maintenance of the development. Pat said she would continue to handle all finances and the collection of dues as long as she could, which would lower the fee for a management agency. Board members discussed the need to increase HOA annual dues if we were to hire a management company. Board members pointed out that dues have never been raised from \$100 since the development was built, which is rare for any development, and they did not feel it would be unreasonable to raise the dues to \$150. (Increasing HOA dues from \$100 to \$150 had been discussed with homeowners at the last annual meeting.)

Board members reviewed the covenants so to follow the proper procedure if they were to hire a property manager. According to the covenants, the Board of Directors has the authority to make this decision. Board members agreed that Bill would do some research in the following weeks and present proposals from management companies to the Finance Committee for review, who would then present their report to the board at a special board meeting on July 23, at which time the board would take a vote on this matter.

Rick made a motion and Nydia seconded it to adjourn the meeting. The meeting was adjourned at 8:55 pm.

Minutes taken by Secretary, Cindy Stewart