

Revised Minutes: Dry Run Commons Board of Directors  
Oct. 1, 2012 6:30 PM at 210 Sentry Lane

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

**Approval of July 9, 2012 minutes:** Pat moved to accept the amended minutes; the motion was seconded by Connie. The motion was approved. Cindy will email the minutes from a special board meeting on July 23 to the board members for approval.

Bill informed the board of Rick's resignation. Pat moved to accept Rick Harner's resignation from the board. Nydia seconded the motion. Motion carried. The board voted to not replace Rick on the board and leave the current number of board members at seven. Connie moved to keep the number of board members at seven and Arnie seconded. The motion was carried.

- **Treasurer's report**

Pat distributed a finance report for the period since July 1, 2012, and reported that we have \$7258.73 cash on hand in the operating budget left for 2012. Pat put \$10,000 from our reserve fund into a long term CD at Susquehanna Bank. We still have \$1461 in outstanding dues. Cindy moved to approve the treasurer's report and Nydia seconded. The motion was approved.

Pat then presented the projected budget for 2013 to the board. Very few changes were made from the 2012 budget, the biggest change being the addition of \$4100 for a professional management agent for 2013. Arnie moved to approve the 2013 budget and Connie seconded the motion. The motion was approved.

Pat will continue using the same dues invoice for 2013 with changes made to the names of the new board members.

Dues will be raised from \$100 to \$150 in 2013. Bill stated from the covenants that the board has the sole right of raising dues (covenants, p. 13, paragraph B). It was noted that dues have never been raised and this will be the first increase.

The audit committee (Cindy Stewart, Marsha O'Roke and Kim Lineberg) will conduct an audit on the financial records on Oct. 15. The findings will be reported at the annual meeting on Oct. 22.

- **Report of Covenants Committee**

Cindy reported that much progress has been made on homeowners' properties in the development. Homeowners who were found to be in non-compliance with the covenants were visited by board members and sent a follow-up letter in the spring. The Covenants Committee worked diligently over the summer months to assure that homeowners' property were brought into compliance with the DRC covenants. Most have complied.

Several fences and mailboxes will need to be painted in the spring. Traders Way sign still needs to be put up on the corner of Artisan and Traders Way. John Wilgeroth, property manager, will begin notifying any homeowners of non-compliance with the covenants beginning November 1.

- **Report of Communications and Welcome Committee**

Connie reported that Rick Harner resigned as street rep. for his section of Traders Way. Don Rees has agreed to cover all of Traders Way.

- **Report of Neighborhood Watch**

There was no Neighborhood Watch report.

- **Report of Landscaping and Architectural Committee**

The trees along creek/walking path were all trimmed back, and the debris was cleaned out of the creek.

- **Report of Nominating Committee**

The Nominating Committee (Arnold Brown, Dominic Esposito, Doris Price and Christi Cook) will have board nominations ready for the ballots to be distributed by Oct. 12. Voting will take place at the annual meeting on Oct. 22 for three new board members. The terms of Connie Marino, Nydia Morris and Rhonda Singer expire December 31, 2012. The following year, Dec. 2013, Bill Barney's and Pat Richardson's terms will expire. In Dec. 2014, Arnold Brown's and Cindy Stewart's terms will expire. Elections for new board members to replace the ones whose terms expire will take place every year at the annual meeting in October.

- **New business**

John Wilgeroth will assume duties as Covenants Liaison for DRC on November 1, 2012. Pat moved to accept the memorandum of understanding between JDW and DRC as amended and Cindy seconded. The motion was passed. The following changes were made as amendments: B3 and section E.

The agenda for the annual meeting on Oct 22, 2012 was discussed. John Wilgeroth will be introduced to the homeowners at this meeting. Bill Barney made note that the Board of Directors may employ a management agent/agents according to the covenants, page 14, section A in the event that any of the homeowners question the board's decision to hire a management agent for 2013.

Cindy made a motion and Nydia seconded it to adjourn the meeting. The meeting was adjourned at 8:10 pm.

Minutes taken by Secretary, Cindy Stewart