

MINUTES OF A SPECIAL MEETING OF THE DRY RUN COMMONS  
HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS  
6:30 PM, AT 210 SENTRY LANE, MARCH 28, 2011

Members present: Pat Richards, Connie Marino, Cindy Stewart, Rick Harner, Rhonda Singer, Bill Barney, Janet Ebeling and Hope Roberts by special invitation.  
Nydia Morris was absent,

The purpose of this meeting was to give the board a chance to question the former treasurer, Hope Roberts, concerning the audit and give her a chance to explain her method of record keeping and reveal to the board why she had written over \$18,000 checks to herself marked "reimbursement".

1. Hope was asked about her method of bookkeeping. Her response was that she knew she did not do a very good job keeping books and everything was in the boxes she handed over.
2. Hope was then asked to explain the reason that for over a ten year period of time more than \$18,000 of checks being written to herself marked as "reimbursement". She said she was a poor bookkeeper and that the checks were for personal money she had spent for the association. She claimed there were times when the association was short of money and she used personal money to pay the bills. She claimed no memory of what checks written as late as 2010 were reimbursement for. Again she said the records were all in the boxes.
3. One board member pointed out that the receipts she provided were stuffed in zip lock bags. Some of these receipts had the date carefully torn off while most of them were for 2005 and before. Hope claimed she had no idea why the dates were removed and what had happened to the more recent receipts. She said again "everything was in the boxes I gave you".
4. When asked why there were no bank statements or cancelled checks since 2002 Hope replied that they may have gotten mixed in and shredded along with her mother's records.
5. When asked why she had so resisted an audit of the HOA financial books she said she knew she had commingled the HOA's money with her personal money and had not kept good records of the transactions.
6. When asked why she had overstated the cash on hand in her financial reports Hope admitted she had shuffled some figures around to make things look good.
7. There was discussion about the amount of the reimbursement checks being excessive and Hope offered to return \$9,957 to the HOA. She said she just wanted to get this thing behind her. When an agreement had been written up she decided she wanted to think about it for a few days first. Hope then agreed to having another meeting with the board at 6:30 PM on Monday, April 4 at 210 Sentry Lane to finalize an agreement.

OTHER BOARD ACTIONS:

- Terry Clapper presented the lowest bid for mowing. Pat Richards moved to have Terry continue mowing on an as needed basis with the provision he

provide us with proof or insurance and state contractors license. Second by Rick Harner. Voted unanimous.

- Bill Barney moved to replace the broken playground slide with the understanding that we would wait until the dealer has a larger shipment to save of freight. With this saving the cost should be something under \$600.00. Rick Harner second, all were in favor except Cindy Stewart who voted no.
- Rick Harner moved that we accept the minutes of the March 1, 2011 board meeting, Pat Richards suggested that item 7 be revised as follows: No formal vote was taken but all were in general agreement with Rhonda Singers suggestion that the board contact the West Virginia Senior Legal Aid Counsel concerning some misrepresentations on past financial statements. Rick accepted the amendment and Connie Marino second. Voted unanimous
- Pat Richards moved that we accept the March 8, 2011 minutes , Cindy Stewart second, voted unanimous.

#### ITEMS DISCUSSED BUT NOT ACTED UPON:

- There was discussion about enforcing the restrictions. Bill Barney pointed out that the restrictions were written in 1990. Since that time some changes may be necessary and that the residents should feel free to rewrite them to fit the current needs.
- Cindy reported that she was having trouble getting volunteers for the landscaping committee. Would ask for volunteers at the general meeting.
- Some think another light is needed at the entrance. Cindy is in contact with the power company and city. Cost is \$100 and do not know if the city will maintain the additional light. Will bring it up at the general meeting.
- Discussion about landscaping and flower beds out front. Shrubs need to be trimmed. Maybe just do minimal maintenance of beds till we see how the finances go this year.
- Discussion about strangers roaming the community which is of special interest to the ladies who live alone. Rhonda is trying to find a way to communicate when a stranger is prowling. She will take 5 minutes and get ideas from the general membership.
- Board members need to be at the senior center by 5:30 April 11 to help set up for the meeting.
- The handout at the general meeting will include: minutes of the November, 2010 meeting, an agenda, the treasurer's report and an updated directory.
- There was some discussion concerning putting a NO SOLICITING sign near the entrance. The question was raised about how that would affect our children who sell candy bars for their school. It was suggested we bring the subject up at the general meeting.

By acclamation the meeting adjourned at 8:50 PM.