

Dry Run Commons
Meeting Minutes 7/10/2017

A Meeting of the Dry Run Commons HOA Board was held on 7/10/2017 at the home of Pat Richards. The Meeting was called to order at 6:30 pm and sufficient quorum was achieved to hold the meeting.

Those present were: Pat Richards, Chip O'Roke, Connie Marino, Don Moore and Allen Grimm of Coventry Group.

The Minutes from 5/1/2017 were read, amended for corrections and approved.

Recent financials were reviewed and a discussion was held regarding waiving certified mailing charges of \$16.74 to 2 homeowners whose payments including late fees crossed in the mail. Motion was made and seconded and Allen will have those charges removed. Overall, owner balances are very strong and any outstanding have received lien warnings. At this point, only 2 homeowners have NOT paid their 2017 Dues.

New owner at 104 Artisan. Coventry Group has no new info. Allen will stop by and meet renter. Pat agreed to check at the Courthouse and see about Deed info.

Connie reviewed the Calling Post and it was suggested that after 2017, it NOT be renewed and those financial resources be used elsewhere or absorbed into Operating.

Discussion was had about the need to bolster the fence along the creek by the bridge. Chip agreed to look into options at Lowe's and the Board would review findings and move forward with replacing the barrier.

Pat has stated that she will be stepping down at the end of the year. Nomination forms will be sent out at the beginning of August.

ARC form for 403 Artisan – fence was reviewed and Approved.

Board instructed Allen to have Chris clean up area at entry back to the Pines and gave Allen the 2018 signed landscape contract to be ratified by Chris of Ground Effects.

Connie Marino presented the updated Directory. With no further business to discuss, motion to adjourn was made and accepted at 7:45 and the meeting was closed.

Submitted by Allen Grimm