

**Special Meeting Minutes
Dry Run Commons Board of Directors
April 8, 2014 at 217 Traders Way**

Members present: Arnold Brown, Eric Hart, Pat Richards, Tina Martin, Connie Marino and Cindy Stewart.

The meeting was called to order at 6:30 pm by Arnold Brown, President.

Pat Richards gave us a updated financial report. There are still ten homeowners who have not paid their HOA dues.

We discussed the possibility of hiring a management company or person to enforce the covenants in the near future. Also possibly taking over everything once Pat feels she can no longer do the financial aspects of her position. We all were in agreement that this would be a costly endeavor and quite frankly the dues would have to be raised. We will be gathering information in the next several months and will discuss at the annual homeowners meeting in October 2014.

There were two homes that still were in violation with trash cans being in sight. They did not reply or comply with the letters sent to them. It was agreed we would levy a fine of \$25.00 a day. Pat motioned, Tina seconded. All in favor, motion passed.

With respect to the covenant involving commercial vehicles, we agreed we would not enforce for "company vehicles". It was agreed that some homeowners may have to bring home company vehicles during the work week. However, would enforce for tractor trailers, dump trucks, etc. Eric motioned, Cindy seconded. All in favor, motion passed.

Tina made a motion and Eric seconded to adjourn the meeting. The meeting was adjourned at 7:30 pm. The next meeting date was changed to Monday, May 12, 2014 at 217 Traders Way.

Minutes taken by Tina Martin, Secretary