

## Agenda - Oct 18: Dover Ridge HOA All-Neighbors Quarterly Meeting 7pm

### **Bullet points:**

1. Welcome by Tim Viverette (President)
2. Financial Update – Balances, square on-line payment, budget update for 2024
3. ARC update - # submitted, updated form added to website, reminder of requirements.
4. IT update: need another volunteer neighbor to help with IT/website responsibilities please.
5. Welcome Basket + Empathy program updates
6. Request for nominations for 2024 HOA board
7. New business:
  - a. Halloween is Tuesday, Oct 31. No city restrictions related to COVID. Trick or treat!
  - b. No volunteers to help plan/organize yard sale, caroling or other events.
  - c. Holiday decoration contest coming up before Christmas.
  - d. Request for all to review Guidelines and Covenants, and self-check homes for compliance please.

### **Expanded details:**

1. Welcome by Tim Viverette (President)
2. Financial Update – Joe Milko
  - a. Balances – dues update – reminder of dues due.
  - b. Square online payment is available and working. Any questions about that?
  - c. Board met in June to review budget and make recommendations for adjustments for 2024. These all were driven by past 3 year actual expenditures, to increase accuracy of our budget.
    - i. At all neighbors meeting in July, all those adjustments were shared and open for discussion.
    - ii. The adjustments were shared on the minutes for all neighbors to be aware of them.
    - iii. Joe has made the adjustments to go into effect calendar year 2024 under the new Board.
  - d. The dues not accounted for in other categories are tabbed for emergency fund growth (storm drain clean up, major tree removal costs, any insurance deductibles).
3. ARC Committee Update:
  - a. Twenty? ARC forms were submitted and approved so far in 2023.
  - b. ARC form has been updated and posted on website, to include cover page which shares requirements which people have been missing.
  - c. ARC forms are required for outside painting, building, windows, fences, roofs, solar panels, etc. Neighbors are encouraged to read covenants and guidelines before planning to build, so that they understand expectations of fence heights, paint colors, outdoor structures, lawn additions, satellite installations, etc. Neighbors are encouraged to ask the board/ARC team if they have any questions on upcoming home improvements. Per C&G, work must be completed within 6 months of approval of ARC form.
  - d. To ensure approval before work, forms must be submitted seven days before work is to begin. Neighbors are reminded that all board positions are volunteer. The guidelines require two ARC signatures, so it is not possible to get overnight approval. The ARC strives to keep consistent

compliance with our 120 homes, and our 26-year tradition. ARC forms are available on the website and can be submitted via email to the HOA.

- e. There has been a rash of trees falling in the neighborhood. If a tree is blocking the road, neighbors are encouraged to call the Nonemergency police number. They will put you in contact with Urban Forestry who will open the road.
4. IT Website/Computer Update:
    - a. PLEASE CONSIDER SHARING YOUR I.T. SKILLS WITH YOUR NEIGHBORHOOD.
    - b. Mike Wrobel is our interim IT leader. We need a neighbor volunteer to please help with this.
      - i. In the past two years, we have upgraded and modernized the HOA website and platform and added the pay-on-line feature. The new platform is very simple, and anyone with PowerPoint and Microsoft Word experience could help manage it. The position would require regular checks and troubleshooting issues that might arise on the Website. Please consider helping or advising of a neighbor who we can reach who has those skills.
  5. HOA Welcome Basket Update:
    - i. This special service our neighborhood offers continues, thanks to Janet Lipman. Please let us know ([doverridgehoanc@gmail.com](mailto:doverridgehoanc@gmail.com)) if we missed you or someone else this calendar year.
  6. Neighborhood Empathy program: we remind all that our neighbor and board member, Rev. Keith Daniel, offers a reach-out with counseling and prayers service for neighbors in need. If you feel you might benefit from this, please contact our e-mail address and Keith will connect with you. Hang in there. Your neighborhood cares about you.
  7. 2024 HOA Board – we have elections for the 2024 HOA Board coming up at next all-neighbors meeting in January. Please submit your name or refer someone who might be a good candidate, and we will reach out to them. We normally share the proposed slate of board members in Nov/Dec with the official mailing about the annual meeting. (Wednesday, Jan 10, 2024). Please consider sharing your time and talent with your neighborhood, especially if you have not served recently or ever.
  8. Neighborhood Updates:
    - a. Graduates: A gift card and gift bag were provided to FOUR of our awesome Dover Ridge High School graduates. We wish them great success and we are very proud of them!
  9. New business:
    - a. Halloween is Tuesday, Oct 31. There are no city restrictions as of this time. Trick or treat!!
    - b. No neighbors have replied (YET!) to our request for an interest/chairperson to help organize and advertise a Neighborhood Yard Sale or Pot Luck, or the Holiday Caroling initiative. If neighbors have an interest in leading any of these, please advise or e-mail [doverridgehoanc@gmail.com](mailto:doverridgehoanc@gmail.com), or drive via Facebook. Thank you. To do more things we need more volunteers!
    - c. Holiday Decoration contest coming up. We are reaching out to last year's winners to help be judges this year. Instead of cash prizes, this year we are offering Lowes/Home Depot gift cards to make it easier for the winners to invest the money back into their homes.
    - d. At our last meetings, and flyers for the past two years, we have been encouraging people to increase awareness and actions of home maintenance expectations as specified in the covenants and guidelines.
      - i. We had an issue in the neighborhood a few weeks ago which caused some stir on Facebook.
      - ii. Tim and Jeff aligned with the board to help inform our new neighbors about rules they weren't aware of at the time. We thank them for aligning to city/Dover Ridge rules.
      - iii. **We strongly encourage all neighbors to re-read the guidelines (on our website) to refresh ourselves with them, and monitor our homes for a plan of compliance. Thank you in advance for your cooperation.**
    - e. Any other new business?