

DOWDEN PARK HOMEOWNERS ASSOCIATION MINUTES

Date: September 18, 2021

Time: 1:00 PM

Facilitator: Kent Sherry, President

In Attendance

Eleven members of the association.

Approval of Minutes

Minutes for the September 13, 2020, meeting presented and approved.

Board

In Attendance: President – Kent Sherry Treasurer – Don Cook
Secretary – Emily Mowery - Absent

Quorum

President Kent Sherry declared a quorum to be present.

Recognition of Proxies

No proxies presented.

Election of Trustee

Election – Trustee (3-year term beginning January 1, 2022, and expiring December 31, 2025)

Kent Sherry nominated Tina Koumoutsos. Hearing no additional nominations from the floor, Tina was elected to the position of DPHOA Trustee.

Treasurers Report – Dowden Park (Don Cook)

- Total budget for 2021 is \$48,064.36.
- Amount paid to the master association, \$17,640.00.
- To cover increased cost and contribute to state mandated reserve fund, trustees voted to increase assessment by approx. 9% to \$420 per year. \$210 of this amount is paid to the master association.
- Total members: 98
- Current balance in reserve account \$5,000. A minimum 10% contribution per year of the total amount budgeted is required by state law.
- Budget for 2022 has not been finalized.
- Moorefield Township Board of Trustees has placed repaving of Hunt Parkway and streets within the original portion of Dowden Park on their docket for 2022.
- It was noted that our sidewalks where they intersect a street are not in compliant with ADA requirements and rumble pads need to be installed.

Treasurers Report – Simon Kenton Farm Master Association (Kent Sherry)

- Total budget for 2021 is \$39,107.00.
- Trustees voted to increase the assessment for 2022 by \$30 per member to a total of \$210 to cover cost and bring us into compliance with state regulation governing reserve funds for HOA's. An additional \$10 per member will be added in 2023 depending on inflation and actual cost.
- Reserve fund balance is \$8,862. Current Reserve Goal: \$45,000.
- Total members: 174
- Walkway to be repaired as needed and seal coated during 2022.
- The master association has obtained and recorded an easement for association assets (fence, stone walls, tree arbor, lights) around the perimeter of the former commercial lots to the south side of the main entrance.
- Efforts continue to obtain the same easement for our perimeter assets around the lots to the north side of the main entrance.
- Anticipated increase in cost to mow, weed, fertilize, and maintain plant beds.
- Budget for 2022 has not been finalized.

Open Discussion

- **Question:** Can the perimeter of the smaller Dowden Park Pond within the new section be mowed and cleaned up? **Ans:** The developer has granted us permission to maintain the pond without giving us title to it. Without being our property there are questions regarding insurance and to what extent DPHOA can act or intervene on the property. There is no timeline as to when the pond property will be deeded to DPHOA.
- **Question:** Is it possible to extend the concrete sidewalk along McCord Street in the new section of Dowden Park to the curb like all other sidewalks within Dowden Park? **Ans:** Yes, will ask companies bidding repair of a walk section around the main pond to also quote extending the walk to the curb.

Adjournment

Motion to adjourn was made at 2:15 PM.

Next regularly scheduled annual meeting will be during the month of September 2022. Time and location to be the same.

Kent Sherry

Approved by Kent Sherry, President