

DOWDEN PARK HOMEOWNERS ASSOCIATION

MINUTES

Date: September 21, 2024

Time: 10:00 AM

Facilitator: Kent Sherry

In Attendance

Board members: Kent Sherry, President; Don Cook, Treasurer; Kristin Monroe, Secretary

Lot owners attending: Tom Strausbaugh, Don and Erin Cook, June Barnhart, Dinah Board, Terry Cooney, Tina Koumatsos, Melany Potuzko, Vicie Reynolds-Bitler, Debi Eiford, Kristin and Sam Monroe, Jim Cooke, Monica Hill, Mark and Renee Smith, Jeff and Jamie Colyer, Daren Cotter, Laura George

Quorum

President Kent Sherry declared a quorum to be present.

Approval of Minutes

Vote to approve was not required.

Recognition of Proxies

None were submitted.

Treasurer's Report (2025 Projection) – Dowden Park (Don Cook)

- *See Treasurer's report for total proposed budget for 2025, amount paid to master association and current reserve account balance.
- A minimum 10% contribution per year of the total amount budgeted is required by state law.
- As of 2024, on budget for the year. A couple of repair projects were pushed to 2025 based on contractor availability: leveling the sidewalk around the pond and adding ADA-compliant warning pads where the sidewalk ends.
 - **Action item** - Question was asked, will we be adding sidewalks to the corner of McCord and Hunt Parkway? We will look into adding that to the project.

- Question was asked about which sidewalks will be repaired. Sidewalk repairs through HOA funds will be completed only on sidewalks the Association owns, not those that are the responsibility of the Homeowner. Members can let the board know if a sidewalk needs to be repaired in front of a home. Board can address it with them on your behalf.
- The Master Association has voted to take an \$8 increase, no additional increase from DPHOA this year.
- 2 Properties unpaid, turned over to attorneys and liens have been placed.
 - Question was asked about the cost associated with this. Attorney fees are a flat fee for the year and expenses are recouped from the Homeowners through this process. We have had a 100% success rate in the past with this process.
- \$17,000 has been added to the reserve account, bringing the total to just under \$50,000.
- Dowden Park HOA is adequately funded.
- Question was asked, what constitutes a major project? Dredging of the pond, electrical at the well will need repaired/replaced in the future, stone sinking at the entry - will probably need to be torn down and replaced entirely in the future.

Election of Trustee

Election – Kent Sherry’s term as a member of the Board and President expires December 31, 2024. The floor was opened for nominations to serve as a Board member 1/1/2025 to 12/31/2027. Kent Sherry placed his name in nomination, expressing his willingness to serve another three-year term. With no other nominations from the floor, Kent was reelected. Kent also explained what will happen if people do not run for board positions in the future. Management of the HOA will be turned over to the courts and prices will increase greatly.

Treasurers Report (2025 Projection) – Simon Kenton Farm Master Association (Kent Sherry)

- Total proposed budget for 2025 is \$45,739.00.
- SKFMA Board members voted to increase the assessment for 2025 by \$8 per member.
- Reserve fund balance is approximately \$3,000. Current Reserve Goal is TBD based on the reserve study.
- We had a reserve study done a while back, but the numbers are no longer applicable to today’s costs. Another study has been contracted for \$1,800 for a professional company that audits Master Association assets and establishes a maintenance and replacement cost.
- Master Association has had to draw heavily on reserves for the clearing of dead trees in the Nature Preserve. Treasurer has a plan to slowly bring this back up over time.

- There have been concerns about the smell of the primitive pond closest to the asphalt sidewalk. In addition to the treatments from Aqua Doc, Kent Sherry plans to add a gate to slow the outflow of water from that pond to help raise the level 6 inches or so.
- Aqua Doc began treating the muck on the bottom of the primitive pond near the asphalt sidewalk during the Spring of 2024. This process takes 2-3 years, \$5,000/year and we have completed year 1.
- We have a well that exists to maintain the pond levels in a drought. It has never been turned on. We also have reason to believe the ponds in the nature preserve are spring fed.
- We are obtaining bids to enhance the walkways through the nature preserve.
- Power washing hasn't been an annual line item but needs to be added as the moss has become a more persistent issue.
 - Concern was raised that fence cleaning tends to start at the front of the neighborhood and rarely makes it all the way to the back (for example the intersection where we are meeting). Can we make sure it's included in the future?
 - **Action item** - Kent says it will be included in the next round.

Open Discussion

- Trees dying on the sides of our entrance, will have to be removed.
- Neighbor Volunteered to mulch the three baby trees near Dowden Park that are suffering in this drought.
- Apple Alley, do we maintain it still? Yes, weed control and snow removal. It wasn't meant to be a thoroughfare for cars, meant for walkers and bikes. Can we add a barrier so cars can't get through but everything else can?
 - **Action item** - Yes, we will look into adding a car barrier.
- Concerns were raised about the ability to have short term rentals in Dowden Park. Can we prohibit this within our plat covenants? To change the plat covenants takes 75% of our members voting yes on an issue. In the past we've struggled to obtain more than 30-40% submitting a vote at all. Question was raised, could we go door to door for this? Not recommended by our attorneys. Suggestion was made to find out if electronic voting could be accepted for ease of use.
 - **Action item** - Board will work with attorneys on plat covenant change to disallow AirBNBs/ Short term rentals, this will then have to be voted on. Will also confirm if electronic voting is acceptable for making changes to plat covenants.
- Daren Cotter spoke representing Moorefield Township
 - Lock your cars. We aren't having car windows busted out, don't be a target of opportunity.
 - Do not leave firearms in cars.

- Holly Risner and Zach Stillings are our deputies, paid for by Moorefield Township. If you let them know you're going out of town for a week, they'll have an eye on your property as they make their rounds.
- September 30 is the last day of brush pick up, then leaf pick up begins about 2 weeks later.
- Ridgewood Road East, new single family homes going up, \$250K and up
- Across from Market at the Ridge there will be 2 story townhomes, \$1700/month and up
- Compost field possibly being purchased by the Township at 334 and Bosart Road.

Adjournment

Motion to adjourn was made at 11:45 AM.

Next regularly scheduled annual meeting will be during the month of September 2025.
Same location with date and time to be determined.

Kent Sherry

Approved by Kent Sherry, President