

DOWDEN PARK HOMEOWNERS ASSOCIATION MINUTES

Date: September 13, 2020

Time: 2:00 PM

Facilitator: Kent Sherry, President

In Attendance

Twelve members of the association.

Approval of Minutes

Moved by Darren Cotter and all in favor.

Board

In Attendance: President – Kent Sherry Treasurer – Don Cook

Absent: Secretary – Emily Mowery

Quorum

President Kent Sherry declared that in accordance with our bylaws, we have a quorum.

Recognition of Proxies

No proxies presented.

Election of Trustee

Election – Trustee (3 year term beginning January 1, 2021 and expiring December 31, 2024)

Don Cook nominated Kent Sherry. With no additional nominations from the floor, Kent Sherry was elected to the position of DPHOA Trustee.

Treasurers Report – Dowden Park (Don Cook)

- Total budget for 2020 is \$39,730.
- Amount paid to the master association, \$17,640.00.
- No increase in the annual assessment fee.
- Total members: 98
- Spray fountain to be installed in main Dowden Park Pond in the spring.
- Anticipated increase in cost to mow and maintain common areas.
- Anticipated the association will take control of the pond in the new section of Dowden Park and one eyebrow.
- North end of Apple Alley had the brick removed and reset.
- Need to continue building reserve funds per ORC. Goal: \$10,000

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

- Total budget for 2020 is \$39,263.08 (Unofficial with some invoices not received for payment.)
- No increase in the annual assessment fee.
- Reserve funds \$8,861.61. Goal: \$31,000.
- Total members: 174
- Walkway to be repaired as needed and seal coated.
- Faulty circuit breaker in main panel, front entrance lights, to be replaced.
- Ongoing litigation to collect unpaid assessment and maintenance cost for commercial parcels.
- Anticipated increase in cost to mow, weed, fertilize, and maintain plant beds.
- Three new trees have been planted to the west end of Hunt Blvd. A total new look on a trial basis, the Ivory Silk Lilac Trees are cold hardy, low maintenance, and feature fabulous fragrant blooms during the month of June that will attract hummingbirds and butterflies.

Update on Commercial Lots (Kent Sherry)

- Interest in the smaller parcel of land, 2.5 acres, by a couple with the desire to build a home on it.
- Effort currently underway to collect unpaid assessment and maintenance cost from the owner JTS Capital out of Waco, TX. Both the small and large parcels.
- Application made by JTS to rezone from O-1 to R-2.

Open Discussion

- **Question:** Will the south end of Apple Alley be repaired? **Ans:** Not in as bad of condition as the north end, the south end will be inspected, and a determination made as to what extent repairs need to be made.
- **Question:** When will the street in the new area of Dowden Park be finished? **Ans:** The association has no control over completing the street. Traditionally, the developer waits until most houses are constructed to limit damage to the street.

- **Question:** Why doesn't Moorefield Twp plow the street in the new section of Dowden Park? **Ans:** The street has not been turned over to or accepted by the township. Without the finish layer of asphalt, the manhole covers can be clipped by the plow causing damage to it and the raised manhole.
- **Question:** The streets in the new section of Dowden Park do not get swept? **Ans:** This is the responsibility of the developer.
- **Questions:** What can we do to have the weeds and grass mowed more than once each year on lots that are undeveloped in the new section of Dowden Park? **Ans:** The developer will be contacted by DPHOA and the township to request that mowing take place on a regular basis. Additional action under the plat covenants can also be taken as a last resort.
- **Question:** The eyebrow at the corner of McCord Circle West and McCord Circle North does not get attended to often enough? **Ans:** The eyebrow (island) has not been turned over to the association for maintenance and upkeep. It is hoped this will occur during 2020, along with the pond in the new section.
- **Question:** Why don't we have street signs erected to identify our streets in the new section of Dowden Park? At times mail gets returned to the post office. **Ans:** The township furnishes the street signs as well as speed and stop signs. At this time the developer has not turned the streets over to the township. However, a township trustee is going to investigate the matter.

Adjournment

Motion to adjourn was made at 2:15 PM.

Next regularly scheduled annual meeting will be during the month of December 2020. Time and location to be announced.

Kent Sherry

Approved by Kent Sherry, President