

Davenport Homeowners Association

Annual Meeting

Minutes

The Annual Meeting held Thursday, January 14th at the South Granville Campus Library Meeting Room.

Darrin called the meeting to order at 6:30 p.m. and introduced the Board Members and the Community Manager

Minutes from last year's annual meeting of July 9, 2015 had been distributed to the homeowners present. Darrin asked for motion to approve – motion made by Barbara and seconded by Evelyn.

Financial Review

- Proposed Budget was presented to the homeowners. Evelyn made motion to accept, Michelle ? seconded – Budget for 2016 was approved.

Community Manager Report

- Jayme Currin with American Dream Properties introduced herself and explained the Company's purpose. She also reviewed what constitutes violations and how she addresses them with the homeowners.

Old Business

None

New Business

- New Board Member election – Evelyn Lugo has indicated she would like to continue in the position for a new term (3 years). Darrin called for nominations from the floor. There were no nominations from the floor. Evelyn was re-elected by acclamation.
- Additional amenity discussion
 - Playground - Darrin described changes proposed by the Board
 1. Existing walkway – will be closed due to the two electrical boxes in the middle.
 2. New path from the paved drive off of Irving Pl leading to the pump station
 - a. The proposed path will be 15 - 20 feet wide with gravel, and a bridge built across the creek.
 3. Concrete slab for picnic shelter and full basketball court with goals on each end.
 4. Rubber mulch for playground.

- Darrin reminded the group that the newly approved budget set aside \$10,000 for the project. Depending upon the total cost, the Board hopes to break ground mid-year with at least the first phase.

Darrin asked if there was any discussion or questions:

- Emanuel Jones questioned if there would be other games available, i.e., bike ride area, bean bag toss.
- Rosemary asked if the basketball court could be completed by summer. Darrin stated that was the goal, but we still need to get an estimate.
- Rosemary also asked if there was going to be any more building in Davenport. Darrin responded that it was not part of the Board's plan.
- Kathy inquired about lighting around the playground area. She was concerned about late night noise near her house. The Board will address this at a future meeting.
- Wilfredo expressed concerns about children playing in the streets and hitting cars with their balls. The playground and basketball area should eliminate a lot of playing in the street.
- Following discussion of the amenity and the call for questions, LaShell made a motion to approve the presentation of an additional amenity, seconded by Rosemary, and passed.
- Darrin announced all HOA dues should be paid by the end of January.

With no further business, the meeting was adjourned at 7:00 p.m.

Dated: January 14, 2016	Barbara Chance, Vice President/Secretary
-------------------------	--