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Highview HOA Annual Member Meeting

November 18, 2023

**Attending Officers: Robt Gallagher, Board and Anita Janney, Secretary
(Kevin Fluharty resigned as Treasurer)**

- 11:30 Open Meeting (Zoom and in person) attendance
Announcements: Passing of George McCleary in 2023; former President of HOA and Jeane Meyer relocated to fulltime-care nursing home, Hershey at the Beach
- Lawn maintenance continued in 2023 by member Steve Morris, who has been cutting grass for us for 23 years. Paid 1x per year to ease past billing issues
- **Financial Report**
 - Our financial officer has not been available, so no annual financial summary was available. Bob Gallagher stated we have \$27,866 in the account, with (2) outstanding checks:
 - \$418.64 to Anita in repayment for renewal of website (2 yrs) and email (1 yr) plans
 - \$272.14 Sussex County taxes
 - Dues almost completely up-to-date, with the exception of (2) members in arrears.
 - They have until Dec 31 2023 to comply, with late fees included in overdue payment, so action needs to be taken after that date.
 - Our former Treasurer is still in possession of the HOA checkbook, as he has been out of town, Anita will try and retrieve it from Kathleen.
 - Annual membership fee of \$250/year will remain unchanged for 2024
- **ARC Report**
 - Mike Eshelman has been serving as our sole ARC committee volunteer. AJ raised request for other volunteers to help with reviews, correspondence, etc. No one attending stepped forward.
 - Ongoing issue over construction plans for Lot # (20 Burrwood Court). Initial plans had a structural component that set height of building at 41.5 ft., which is 6.5 ft over the HOA building height limit of 35 ft.
 - MOTION: Whether the ARC committee should allow a variance for height
Attendees unanimous in a “NO” vote, objecting to changing the C/BL. Board voted to not allow a variance to height.
 - Discussion followed regarding possible legal action should it appear necessary. Look into mediation through the CIC department at Delaware state level. Cease and desist? Lien against the property for any costs HOA incurs to fight the violation.
- Signed: 2024 Snow Removal Reimbursement Program with State DOT
 - Private company snow removal needs to be arranged. They bill us and we submit to county for reimbursement
 - Anita will reach out to the company who bid this project for us last year.
 - UPDATE: Hydrozen will agree to the contract as bid last year, and serve as our snow removal company

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- 2024 Board Nominees presented. Nomination seconded
 - Kelly Eshelman, Tina Disco, Anita Janney
 - Vote “FOR” was unanimous at the meeting – this constitutes approx 52% of the community
 - Anita will follow up via email with those members who had not attended, to ask for their vote on each member
 - UPDATE_ An additional 4 votes “FOR” all nominees as of Jan 2 2024
- MOTION: to check out the narrow dock walkway for necessary repairs, and perhaps extending the width from current 3’ to 4’ -- overhang on the waterside.
 - Noted by one member that we may be limited to the current width by DNRC agreements. We’ll do further research to determine what may be allowed, what may be changed.
 - 2024 is a renewal year for DNRC agreement
- MOTION: To update our entrance sign. Proposals that have been posted online were gathered by Anita, using a sign company she works with, just to get an idea of pricing. Votes gathered prior to meeting preferred Option #1 at \$8500. But AJ stated that we could look into a local sign fabricator to explore further options
 - Concern was raised about the low level flooding in that area- we should look into purchasing fill and raising the area so that plantings could better thrive.
 - Water meter is in place, and HOA could put in access to water, making it easier to maintain any plantings at the front.
 - Members expressed concern that we not simply go with the cheapest. Option #3 with stone-look base had good presence.
 - Member asked that we look into a more colorful option. Perhaps change to heron instead of the grasses.
 - Task Committee volunteer: Bill Diehl volunteered to look into the costs associated with adding water access, so we can get a fuller picture of the expense surrounding a larger upgrade of our front entrance.
 - Add solar lights to area
 - Planting volunteers have come forward through the Highview HOA website.
 - Member expressed concern about moving forward with a large expense at this time, considering we may have costs associated with homesite build in progress.
 - Motion to table any expense outlay at this time, but continue to explore options and costs for entrance improvement. Motion seconded and approved by attendees.
- AOB
 - Bob Gallagher suggested that, in future, complaints be brought before the Board at Board meetings. Anita Janney mentioned that she learned—at a recent HOA seminar — that a best practice is to provide a complaint form on the website; she will develop one and post it.
- Meeting adjourned at 1 pm.