

Highview HOA Annual Meeting October 30, 2021

Agenda Items addressed:

1. Community Changes

Reviewed new owners of five lots +four homes

2. Dock status

DNREC completed 20-day review/dock inspection, recommending 2-foot side extension be dropped from application. Agreed. Change made. They have sent a Letter of Authorization giving Highview the go-ahead to replace the pier section including users restrictions.

Replacement dock includes 22-foot pilings to insure dock stability + 2 additional ladders, one at turn to walkway allowing easy access at high tide.

Members discussed adding a floating dock at the end of the replacement dock (over water) as added value to community. Anita Janney and Bob Dinan volunteered to study types and costs of various options and report back to the community. Vinnie O' Sullivan agreed to set up a meeting with DNREC once a decision is made.

Sign to be added at entrance to dock walkway – Private Dock - Members Only or similar sign.

3. Financial Status

Account balance	\$39,435
Check not deposited yet	250
Closing on lot 12 unpaid dues	1,075
Dues not collected yet	1,025
Total Assets	41,785

Accounts Paid 2021

Dock DNREC filing coordinator	600
DE state application fees	235
State Farm Insurance	443
DE taxes	286
Lawn cutting	1,235
Maintenance	660
General and Administration expense	79
Website maintenance	250

Total

3,788

Based on an early discount payment schedule, approx. 90% of members received the \$25 discount in 2021.

Attending members voted to continue the annual HOA fee @ \$250 with a due in 30 days policy. A late fee of \$50 will be added to late payments. The annual dues bills will be mailed out in mid-February along with the budget proposal for 2022.

4. Declaration of Covenants, etc.

The Board determined the original Declaration described in the County Recorder of Deeds, Book 2145, Page 72 (available on our website) is the one that should be followed relative to covenants, conditions, and restrictions for Highview. This was based on a legal opinion of one of the Board members. A second, later version is also on file at the Recorder of Deeds. Question was raised relative to the possibility of Lingo still retaining control under the original version. Article 2, Clause A, Section 2 (b) says Lingo would cease any control when all the lots were sold. Clause E, Section 1, Lingo shall have exclusively all powers of the association, etc. until the formation of the Highview Homeowners Association. Section 2 Lingo shall form the Highview Homeowners Associate no later than December 31, 1998. This was done.

The Architectural Review Committee (ARC), Mike Eshelman and Steve Morris as members with Bob Gallagher as coordinator, shall concentrate on new home construction per the Declaration. Both have building experience. Homeowners are asked to continue keeping the ARC in the loop relative to property modifications. Each new unimproved lot owner is being informed by letter relative to the ARC requirements. Most should receive a copy of the Declaration at the property closings.

Question was raised relative to a specific building erected by a member. To be addressed at the Board level based on wording in Highview Declaration.

The Declaration is also available at www.highviewhoa.com

5. Other Items

E-mail This is the preferred method of communicating directly with Highview members. Effort aimed at collecting as many as possible. Would appreciate if you e-mailed your e-mail address to piccologroup@hotmail.com. Future news, meeting notices, and other information will be made available via the internet where possible.

Entrance Suggestions Vote to leave as is with the exception of adding a 'private community' addition or similar wording at entrance.

Snow Removal Difficult to assess with no snow over the last few years. Names of previous sources given out at meeting by members.

Insurance The HOA must maintain liability insurance. Community asked if there is liability protection in dock area. Couldn't answer. State Farm to be contacted by Bob Gallagher with follow-up help of Vinnie O'Sullivan if needed for 2022 policy wording to guarantee liability coverage. Attendees want to insure Highview was protected relative to the dock. Note: Common Area liability is limited to the Association.

The dock itself is not insured.

6. Names put forth and seconded for vacant **Board positions** were approved by attendees:

Anita Janney, Secretary
Kevin Fluharty, Treasurer

Their official term shall start on January 1, 2022.

Any questions can be addressed to piccologroup@hotmail.com Thanks to all the attendees at the 2021 Annual Meeting.