

LHC – HOA (Lighthouse Crossing – Homeowners Association)

Meeting Minutes June 19, 2019

Opening: The LHC – HOA (Lighthouse Crossing – Homeowners Association) meeting was called to order at 9:00 am on June 19th by Janine Hyde, President.

Present: Janine Hyde, Dale Anonsen, Nancy Melton, Jonathan Poole, Beth Pascarella, Phil Mustico, Residents- Walter Hyde, Mary Mitchell, Lee Himmel, Fran and Donna Suzba

Items Discussed/Addressed: *(red requires action needed)*

1. A garbage can for the pool area

- a. \$50 per month for a contractor to provide the can and empty it weekly (Summer Months)
- b. Another option considered: HOA buys a can and a homeowner will empty it when necessary
- c. The board decided that until garbage in the bathrooms/pool area becomes a problem, they will take no immediate action. Currently the cleaners take our garbage with them.

2. Pond 3 and 4 turnover to the HOA

- a. No date yet but soon per Jonathan
- b. Envirotech will review the land and ponds and report to the HOA before ownership is changed
- c. Pond 3 has an electrical connector that needs replacement (as of June 25, 2019, the fountain is working)
- d. The pond (3 and 4) mowing is the responsibility of the developer until land is turned over.
- e. If the ponds are turned over before all the building around them is completed, the HOA may end up making repairs if the builder doesn't.
- f. *The pond 4 electrical box appears to be on a homeowner's property. Jonathan will check to find out if it is on community property or the homeowner's property*

3. Dry Storage

- a. Phil gave Jonathan a list of homeowners and the space they occupy

- b. Phil will provide Janine with the list also

4. By law committee will be established

- a. Lee Himmel, Mary Mitchell, Dale, and Phil are interested in being on the committee
- b. No date was set for the committee start-up

5. ARC

- a. Jonathan brought up the lawn ornament rule
- b. HOA members agree that it should be changed, but couldn't decide how best to change it

6. Janine/Jonathan are waiting for bids for extending the garden between the pool and Rt. 54.

7. Jonathan will contact Mr. Kleinpaste to discuss access to Pond 3 via the Bright Ocean Way side of the community property at the end of Two Ponds Rd

8. The bench that was purchased will be installed in the community property at the east end of Two Ponds Road after that property has been turned over by the builder.

9. Public Session

- a. A homeowner (Lee) mentioned that he didn't need a password to access the MAC version of LHC homeowners. Janine will check into this issue.
- b. Homeowners were uncertain how the HOA was using funds. The board/ Jonathan agreed to add more details about HOA spending to the next budget report
- c. Walt Hyde, ARC member, brought up the roof pitch as an item that should perhaps also be changed, since Selbyville has different rules
- d. Homeowners will be asked to direct any complaints or comments to Jonathan outside of the HOA public session
- e. Homeowners were concerned about lot 15 fallout area

- 1) The builder just added more stone which will not fix the problem long term
- 2) It will be expensive to fix properly and the HOA will be stuck with the expense
- 3) Jonathan/Janine will find out who is legally responsible for fixing it and keeping it up
- 4) Travis Warnock, Urban Dirt, previously provided a

recommendation which Jonathan will request in writing

10. Donna McClellan (Welcome Committee) will resume visiting new homeowners.

11. Thank you to Mary Mitchell for hosting the Memorial Day Community Picnic and Ron Spittle for cleaning the pump house at Pond 1

12. The next Board meeting is scheduled for August 7, 2019, at the Selbyville library 10:00 a.m. to 11:00 a.m. will be the public session followed by the executive session from 11:00 a.m. until 11:30 a.m.

- a. Each household has five minutes to speak during the public session.
- b. Everyone will abide by the public session rules of conduct or they will not be heard.
 - 1) Be polite
 - 2) Respect each other and each person's contribution
 - 3) Stay within the time limit, so that everyone has a chance to speak
 - 4) Be succinct and precise
 - 5) Prior to the meeting, provide the board with a list of the items you plan to bring up