



## ***LHC – HOA (Lighthouse Crossing – Home Owners Association)***

Meeting Minutes

June 20, 2018

**NOTICE:** As a Board, our biggest concern has become unfamiliarity with the ARC Guidelines. Please, please, please read the ARC Guidelines on the website. The website contains the most current document. If you do not have access to this document, please contact a board member and we will be happy to obtain a current document for you. Thank you.

Also, the container on the corner of Soft Beach and Two Ponds Roads IS NOT A DUMPSTER. Please refrain from throwing trash on top of the container. Thank you.

**Opening:** The executive session of the LHC – HOA (Lighthouse Crossing – Home Owners Association) meeting was called to order at 9:00 am on June 20, 2018 by Debbie Graves, President. The Open Session began at 10 am and the following homeowners joined the meeting:

- Bill & Mary Ann Hennessy – regarding storm door. Board will advise.
- Shelley Lamers – regarding common area next to their house. Shelley will send Board email.

**Present:** Debbie Graves, Janine Hyde, Nancy Mozal, Nancy Melton, Jonathan Poole, and Karen Bryant.

### **Items Discussed/Addressed:**

1. The Board addressed the following outstanding items with Jonathan Poole (Property Manager) and requested immediate attention as they have been outstanding too long. If items are not addressed within the next week the Board will escalate.
  - Replace 3 dead trees at Pond #1 – Jonathan will contact Moore today and have them replaced within the next week.
  - Replace Bird House destroyed by storm – Jonathan will pick up today and buy pressure treated board and have covered in white vinyl replace within the next week.



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- Complete power washing at pool – Daryl is scheduled to complete on 6/21/18.
  - Debbie has requested invoice from Jonathan for Pool flooring – Jonathan will contact contractor today 6/20/18 and advise Debbie. Note: Billing in Delaware is slow.
  - Pool Area and RV Lot Weeds – Shawn is scheduled for 7:00 am on 6/21 to spray pool area and then proceed to RV Lot. After weeds die, the Board requested Jonathan to have weeds removed and the board will look into a way to maintain the RV Lot on a “as need basis”.
  - Storage door in the pool area is locked again. Jonathan will fix within the next week. In the interim, it will be taped open.
  - Algae ring around the pool – The pool is supposed to be maintained 5 days a week there is no reason it should have a ring. - Jonathan/Debbie to contact contractor.
  - Copies of violation letters – Jonathan provided to Debbie at today’s meeting.
2. It was noted how nice the bench is at Pond #2. The Board decided to order same bench for Pond #1 and eventually for Ponds #3 & 4. The concrete benches currently at Pond #1 will be relocated to the Pool area.
  3. Debbie Graves has been in touch with the town of Selbyville regarding the chain/emergency road entrance in front of the pool. The town advised Debbie to contact the Fire Chief as they do not believe it is necessary. Debbie will be sending the Fire Chief an email/letter, requesting removal.
  4. Many have inquired about a 4<sup>th</sup> of July outing at the pool. Since it came upon us so quickly and there are scheduling conflicts, **it was decided not to have a 4<sup>th</sup> of July outing**. It was decided to have annual Memorial Day and Labor Day outings at the Pool area. Mary Mitchell will be sending out an email regarding “Adult Appy Hour” at the pool. Please feel free to have your own Happy/Appy Hour at the pool with your friends and neighbors. REMEMBER NO GLASS CONTAINERS.
  5. At the annual HOA Meeting it was discussed and decided we would place the homeowners contact information on the website password protected. Jonathan Poole (Property Manager) and Matt Noble (webmaster) will be setting this up over the next couple of weeks. Upon completion, Karen Bryant (Secretary) will send out the password to homeowners FOR THEIR USE ONLY.

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6. Janine had inquiries regarding the town spraying for mosquitos. She has been in contact with the town and LHC was sprayed for Mosquitoes already this season, but with all the rain a request has been placed to spray again. Spraying will take place in the evening hours.
7. Karen Bryant mentioned the pine tree in the common area (on the end) by Pond #4 the roots are showing and one of the residents is concerned that it may fall. If so, it would hit their house, it is worrisome. Debbie Graves stated she would have the arborist take a look at it and advise.
8. Meeting was adjourned at 11:00am. The next meeting is scheduled for Wednesday, September 12, 2018 at Karen Bryant's house 38663 Bright Ocean Way:
  - Executive Session at 9:00 am.
  - Open Board begins at 10:00 am. (If you wish to attend, please contact us so we can ensure we have adequate space to accommodate you.)
  - **DUE TO SUMMER VACATIONS THERE WILL BE NO MEETING IN AUGUST.**

