



LHC – HOA (Lighthouse Crossing – Homeowners Association)

Meeting Minutes August 7, 2019

Opening: The LHC – HOA (Lighthouse Crossing – Homeowners Association) meeting was called to order at 10:00 am on August 7 by Janine Hyde, President.

Present: Janine Hyde, Dale Anonsen, Nancy Mozal, , Beth Pascarella, Phil Mustico, Jonathan Poole. Residents: Mary Mitchell, Lee Himmel, Fran and Donna Suzba, Celeste and Lawrence McTighe, other unidentified residents.

Action items from the last meeting that were not completed:

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

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

1. Previous minutes approved by Janine and Dale with some amendments from Phil as follows: When a By-law committee is established, the board will discuss obtaining an HOA attorney to assist with the process of rewriting them.
2. Shrubs under LHC community sign were trimmed so that the sign is visible.
3. Dead trees were removed from in front of the pool house near pond
- 4, tree in open space facing 54, and at the dry storage area.
4. MAC users can find directions on the LHC HOA website so that they may review documents
5. Janine asked the Town of Selbyville to bring the speed check trailer back, because she has noticed an increase in speeding in the neighborhood.

6. Beth will send a notice out to homeowners about using the LHC HOA website. In July the website had 413 visitors and 216 incidents of information being downloaded. Completed

7. Finances

a. Jonathan provided a very detailed list of community spending

b. Janine and Nancy will review and approve all bills before Jonathan pays them

c. LHC HOA just received the repair bill for last year's lightning damage at pond one. This bill was paid for in 2019 since it was just received.

8. The fishing line that was installed by homeowners to keep the geese out of their yards must be removed when the HOA takes over the pond. It does not meet ARC requirements.

9. Mowing down to the pond is illegal per DNREC.

10. If homeowners see any suspicious activity, they should call 911 immediately.

11. ACR has nothing to report

12. Welcome committee has nothing to report

13. Social activities - one more "Appy Hour" on August 22, "Sangria Night"

14. Ponds

a. The pond 1 pump was repaired after being off for 2 weeks because of an electrical problem

b. Pond 4 pump is working after a wire cut by a contractor was repaired. However, the light is not working.

c. Ponds 3 & 4 are filled with silt from construction sites and reeds are overgrown. Recommendation: HOA accepts responsibility for the ponds when these issues have been resolved

d. Jonathan said that ponds 3 and 4 and the land around them have been inspected by Envirotech. They are not ready to be turned over to the HOA

because there are multiple issues that include erosion that would be costly for the HOA.

15. "As built approved plans" - Dale mentioned in relation to ponds, erosion, and drainage issues in the community, that the HOA shouldn't accept any property until the "As built approved plans" have been met as required by law.

16. The board has not been able to get a copy of Urban Dirt's recommendation for drainage behind lot 15.

17. Pool - Jonathan arranged janitorial services to be provided by another company while the current janitors are on vacation.

18. Landscape has nothing to report. If vacant lots are not being mowed, homeowners are asked to contact the Town of Selbyville to complain.
Update: The vacant lots have since been mowed.

19. Trash cans can still be seen from the road on non-trash days. The Delaware and community flags should change positions.

20. Public Session

a. Leo, homeowner, requested that a 1) reserve study be done and wanted to see the past and current audits. 2) stated that he didn't know who was responsible for HOA oversight and review 3) Recommended that homeowners sign a document stating that they will abide by the LHC guidelines or accept the consequences 4) in reference to the ponds, he recommended that all the responsible parties meet and decide how to resolve pond issues 5) homeowners should be able to decide how they are going to be notified of HOA business.

b. Mary Mitchell recited By-laws regarding board meetings

c. Donna Suzba requested an update on the boat in the storage area that was not registered to an LHC resident. The registration is in the process of being changed to the resident with whom the boat is co-owned.

d. Fran Suzba recommended that the sessions be recorded.

e. Phil Mustico recommended that the HOA obtain an attorney who specializes in HOA laws and can explain the LHC HOA's bylaws to the Board members. The attorney's services could also be used by the by-law committee when it is established.

21. The next Board meeting is scheduled for October 9, 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 12:00 p.m.

a. Please provide 2 weeks notice that you plan to attend a board meeting, so that we can ensure that we have plenty of seating.

b. Also, provide a list of topics you plan to bring up during the meeting, so that as many questions as possible may be answered at that time.

c. Each household has five minutes to speak during the public session.

d. 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 so that your questions can be answered at the meeting.

<https://lighthousecrossinghoa.com/>