

LHC – HOA (Lighthouse Crossing – Home Owners Association)

Meeting Minutes / Executive Session

September 21, 2017

Opening

The meeting of the LHC – HOA (Lighthouse Crossing – Home Owners Association) executive session was called to order at 9:00 am on September 21, 2017 by Debbie Graves, President.

Present: Debbie Graves (President), Janine Hyde (Vice President), Nancy Melton (Member at Large), Nancy Mozal (Treasure), Jonathan Poole (Seascope, Property Management), Karen Bryant (Secretary) and Donna McClellan (Welcome Committee)



WEBMASTER VOLUNTEER NEEDED!!!!!! We so want to provide a Lighthouse Community Website. We are in need of a volunteer to work with a purchased website to get a site up and running and maintain the site. If you have **experience in this area – we need YOU!** Please contact one of the board members if you are interested in helping to keep your community up to date and informed! If we do not get a qualified volunteer we will actively pursue paying for this needed service.



PLEASE, PLEASE, PLEASE DO NOT USE THE CONSTRUCTION ROAD FOR ACCESS TO YOUR HOME.

Items Discussed/Addressed:

1. Debbie Graves and Jonathan Poole meet on a weekly basis to address any issues/concerns regarding common ground maintenance, resident concerns, community lighting, irrigation issues, etc.
2. The ARC Committee has met (Danny Mullaney and Walter Hyde) with and Debbie Graves and approximately six (6) submissions have been approved and will be sent back to each respective home owner.
3. The HOA Board has voted and agreed to the following changes to the Lighthouse Crossing Architectural Guidelines: (An Addendum will be sent out for placement in your current packet).

UNDER #4 DESIGN STANDARDS:

- a. **4.2 DOORS** Second bullet regarding Storm/Screen doors we have added – Storm door colors can be white (as stated in the guidelines) or the same color as your door. The colors are: (McCormick Paints in Fenwick);

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- Forest Green
- Chestnut Brown
- Copper Red
- Cyberspace (current gray/blue)
- Black 200
- Thomas Point

b. 4.16 SATELLITE DISHES:

- Satellite dishes shall be at a location necessary for a signal; not to exceed 15' from any side of the house. It can be placed on the roof. Antennas are NOT PERMITTED.

- Jonathan Poole, Property Manager informed the committee regarding violations of the By-Laws. He has sent letters notifying the home owners. ***Please be sure to review your By-Laws and Architectural Guidelines, Thank you...*** Attached is an electronic copy of the by-laws. We do not have an electronic copy of the ARC Guidelines at this time to provide to you. You should have received both booklets at time of settlement. The secretary has offered to re-type them and upon completion we will provide an electronic PDF file to you.
- Some home owners have expressed an interest in attending the Board Meeting. We ask that you please let us know prior to the meeting that you wish to attend (minimum of 1 week notice). Reason being we meet in our homes and we would need to know the number of participants to ensure we can accommodate you in our homes. If the attendance is high, we would have to obtain permission to have the meeting in town somewhere. In addition, if there is a suggestion/concern you would like to address at the meeting, we ask that it be provided in writing a minimum of 1 week prior to the meeting.

PLEASE NOTE: The By-Laws also states the following regarding attending the HOA Board Meeting:

SECTION 15. Open Meetings. All meetings of the Board shall be open to all members, but ***members other than Directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.***

- Maintenance of Vacant Lots – Alan (builder) has been contacted and has assured us they will be maintained.
- There have been some concerns regarding the ponds and we are looking into environmental and maintenance guidelines regarding the ponds.
- There were some street lights that were out and we contacted the appropriate contractor to repair the lights. We were informed it could take up to 15 days to complete. We were pleasantly surprised the

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September 21, 2017

lights were fixed within 3 days. In addition, another one had gone out and they were very accommodating and fixed it the day they fixed the noted ones.

9. It has been suggested that we look into having the builder consider having the trash can enclosures added to the building of the house, since it is a requirement to have an enclosure if you are going to keep your trash/re-cycle receptacles outside your house/garage. We will pursue this suggestion.
10. **Please note:** Other than water run-off or gray water, there should be **no dumping of other matter in the drainage areas.**
11. Jonathan will be scheduling a meeting with Nancy - Treasure and Debbie - President to review the budget for the upcoming year. He will also be scheduling a meeting with Spasoto (Lawn Maintenance) and Debbie regarding the common areas which will be turned over to us by the builder.
12. There was a county wide meeting this week at the Roxanna Fire Department regarding Route 54 and the building of the Royal Farm Store and traffic patterns. Debbie and Bill Graves attended and stated they were there for 2 hours and left before the meeting adjourned. Senators Hoocker and Gray were present.
13. The pool has been closed and will be winterized for the season.
14. Also noted was **Town Ordinances over ride By-Laws.**
15. The next meeting is scheduled for Thursday, October 26, 2017 at Janine Hyde's home 31895 Two Ponds Road @ 9:30 am.