

## ***Lighthouse Crossing Homeowners Association***

Meeting Minutes October 9, 2019

**Opening:** The Lighthouse Crossing – Homeowners Association meeting was called to order at 10:00 am on October 9<sup>th</sup> by Janine Hyde, President.

**Present:** Janine Hyde, Dale Anonsen, Nancy Mozal, Beth Pascarella, Phil Mustico, Jonathan Poole, Leo Himmel, Walter Hyde, Ronnie Spittle, Donna McClellan, Renee DeLigny, Erin and John Magee, Jen and Gary Hums, Bill Kirsch, Jim McKeldin, Cindy Giddings

### **Action items from the last meeting that were not completed:**

Janine/Jonathan will check with companies other than Sposoto for bids for extending the garden between the pool and Rt. 54 and changing the plantings in front of the community sign. The plants removed from in front of the sign could maybe be used around the pool.

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

1. Previous minutes approved by Janine and Dale.
2. The pool has been closed. Jonathan will get details about the repairs to the pump that Janine received an invoice for because he wasn't sure what specific repairs were done. The outdoor shower repair will be addressed in spring 2020. Janine recommended that the HOA order covers for the pool ladder handles for safety reasons.
3. The community irrigation will be turned off soon. Some repairs to the system that were necessary.
4. The bagworms on the trees near the pool will be sprayed by Arbor Care in the spring when the worms are active.
5. Jonathan will notify Sposoto to clean up the grass that is growing in the pool road.
6. Pavers will be installed under the bench at pond 3 once the land is turned over to the HOA.

7. Janine reported that LHC website is in the top 90% of HOA website use.
8. Trash cans are still visible on non-trash days. Mostly on Blue Hen.
9. Jonathan has visited several new residents who have had work done on their houses without prior ARC approval. The residents didn't know about the ARC.
10. Jonathan will send a community-wide message regarding the algae on siding, since so many of the houses in the community have it.
11. Dry storage area - Residents will be allowed only one spot soon, now that the lot is nearly full. **The Jonathan will get estimates for resurfacing the lot with rock.**
12. Reminder that residents should clean up after their animals, and that they could get fined for not doing so.
13. Discussion about community drainage issues.
14. Discussion about what to do when homeowners disregard the ARC and community bylaws.

## 7. Finances

- a. The community only had routine bills due.
- b. Jonathan recommended that the HOA open a second interest-earning operating account and move \$20,000 into it for unexpected expenses. Nancy agreed.
- c. Jonathan will conduct a 2018 audit.

## 14. Ponds

- a. The pond 2 has algae, ponds 3 and 4 have invasive plants growing that should be removed. Ponds 3 and 4 will have a contracts with Envirotech once land is turned over to the HOA.
- b. The pond 4 light is not working.

## 20. Public Session

- a. Leo - commented on the building codes, what legal rights the community has, the second operating account recommendation, and the need for an attorney.
- b. Cindy - commented on the need for a path to Pond 3. The board has been discussing this as well for the future.

- c. Renee - commented on the need for drainage issue resolution.

12. The next Board meeting is scheduled for November 15, 2019, at the Selbyville library 10:15 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, via email , 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