

LHC – HOA (Lighthouse Crossing – Home Owners Association)

Meeting Minutes / Executive Session
November 2, 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.

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



Thank you to Matt & Stacia Noble for volunteering to be our web masters!!!! We are so excited to get this project off the ground! Again thank you Matt & Stacia! We look forward to working with you to better our line of communications within our community!

Thank you goes out to Danny Mullaney who has served our community for quite some time on the Architectural Review Committee. Danny has decided to step down from this position. Thank you again for all your hard work serving our community!

Thank you to Jean Kinney for providing us with the original Architectural Guidelines on a word document which she typed from scratch. As a result, we are now able to provide you with an online copy and updating is so much easier!



It is with our sincere sympathy the Board announces the recent passing of Everett Greene's wife, Shirley. Please know our hearts and prayers go out to the Greene family in their time of sorrow.



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Items Discussed/Addressed:

1. Walter Hyde and Debbie Graves will now be responsible for the Architectural Committee guidelines and review. **I have attached an updated (Rev. 10/26/17) copy of the ARC Approval for Construction form due to personnel changes.**
2. Nancy Melton (who currently oversees the RV Lot) has requested a layout of the lot from Jonathan with the current vehicles in the lot. There are still open lots. They are assigned on a first come first serve basis. The fee is \$50.00 per year.
3. Janine gave us updates on Ponds 1 and 2. They are as follows:
 - A tree was scheduled to come down by Pond 1, has not happened. Debbie will contact the lawn service to find out why it has not happened as of this meeting. It may be replaced in the spring.
 - Janine provided information to Jonathan regarding the LED light in Pond 2. Jonathan talked to Enviorotech and they will be correcting the lighting in Pond 2 with the LED light. We are expecting LED LIGHTS IN pond 2 before fountains are removed at end of the month for winter.
 - Re-seeding has been completed, the landscaper has begun marking where trees and patio are going.
4. The pool has been closed and the bathrooms are scheduled to be winterized. In addition, Jonathan will be obtaining an estimate to have the slip and fall area addressed before the next swim season.
5. Jonathan, Debbie and Nancy will be scheduling a meeting in the next few weeks to review and finalize next year's budget.
6. Seascape is contracted to provide our community with a newsletter. Jonathan will be sending out.
7. All information to the website will be coordinated from the board through Karen Bryant who in turn provide to Matt and Stacia Noble. In addition, we will be providing the community with one email address (via the new website) to communicate with the HOA Board (in the very near future). This way we will not have to utilize our personal email addresses and make for a clean turnover for future board members.
8. Stacia Noble suggested having a community gathering so we can all get to know one another a bit more. We will be looking into having one next year around the opening of the pool.

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9. The meeting is open if you wish to attend. We ask that you please let us know prior to the meeting and provide us with a minimum of 1 week notice. It is necessary that you notify us because 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. 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 one (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.

10. Due to the holidays we will not meet in November. The next meeting is scheduled **for Wednesday, December 6, 2017 at Debbie Graves' home 31880 Two Ponds Road @ 9:30 am.** We will resume our normal monthly meetings of the 3rd Thursday of the month in January.



TRASH PICK UP EVERY WEDNESDAY AND RECYCLE IS EVERY OTHER WEDNESDAY.

PLEASE BE MINDFUL OF YOUR SPEED IN THE COMMUNITY.



CONTRACTOR INFORMATION IS IN YOUR NEW HOME OWNERS PACKET.