



LHC – HOA (Lighthouse Crossing – Home Owners Association)

Meeting Minutes
December 5, 2017

Opening:

The meeting of the LHC – HOA (Lighthouse Crossing – Home Owners Association) meeting was called to order at 9:00 am on December 6, 2017 by Debbie Graves. ***Note: We did not meet in November due to the Thanksgiving Day holiday.***

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

Corrections to 11.02.2017 Minutes:

- Heading reflected Executive Session which was incorrect.
- Matt Noble was not present at 11/2/16 meeting.
- The Ponds were discussed and the following information was inadvertently omitted from the minutes: Repairs were made to both ponds. Both ponds are up and running. The pumps were rebuilt and after 6 years it was recommended it be done every 3 to 4 years, so it was overdue.

The cost for LED lights on the ponds is \$5100. Alan and Bob offered to pay for the lights...

Thank you Alan and Bob!

Items Discussed/Addressed:

1. It is with great sadness we inform you of the passing of Chris Illenye (31899 Two Ponds Road). He was recently diagnosed with lung cancer and passed November 17th.
2. Jonathan, Debbie and Nancy have been working on the Budget for 2018. As a result, the new budget was reviewed and approved by the HOA Board.
 - a. The Budget and Accounts are in good shape.
3. We anticipate having to do a Reserve Study of our Budget as a result of Delaware State Law.
4. We discussed with Donna how “re-sale” of existing housing takes place and are the new home owners provided with the ARC and HOA By-Laws. Jonathan stated the Realtor is responsible for providing ARC and HOA By-Laws to the new homeowner. Donna does still

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formally meet and greet the new homeowner and provide them with pool keys and basic information about the community. She does not provide ARC or HOA By-Laws.

5. Matt Noble attended the meeting and reviewed information regarding a new website. The board approved the information and the cost associated with Matt going forward with obtaining a domain name and website for our community. The cost was under \$100. Matt will meet with the board upon the initial setup of the site for approval. He is also looking into providing the board with one (1) email address for home owners to use to contact the board. This will eliminate the board members using their personal email accounts.
6. Jonathan stated all winterization has been completed for the community.
7. The next meeting is scheduled for ***Wednesday, January 24, 2018 at Nancy Mozal's house 38678 Bright Ocean Way at 9:30am.***



Thank you!

A special thank you to **Jim McKeldin** for fixing the lights at the entrance and the repair to the gate at the storage area! Also, a special thank you to **Donna McClellan** for hanging the wreaths at the entrance. We are most grateful!

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Reminder: Please clean up after you pets. See this site for the dangers of not cleaning up after your pet.

<http://www.aapaw.org/education/dangers-of-dog-poop.html>



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



PLEASE BE MINDFUL OF YOR SPEED IN THE COMMUNITY.

