



EE HOA Board Meeting Minutes

Date of meeting: 04/08/23

Present: Mark Stellini (President, '24), John Smeallie (Treasurer, '22), Dean Dey (VP, '23), Jim Azato (VP, '22), Trish Dickerson (Communications, '25), Courtney Sunborn (Secretary, '24)

President's Report:

- Our lawyer, Mackenzie, left us and gave us three days notice. She told us someone is taking over but no one has been in touch with us. Mark is working on finding us a new attorney.
- Minutes from the 02/03/23 Board meeting have been reviewed and approved. They are ready to be posted on the website.
- Minutes from the January Board Meeting and Annual Meeting have been posted to the EE website.

Architectural Review Committee Report:

- All three fences have been approved. 1: Dave Burris at 30952 Edgewater is requesting a 6 ft fence along the side of his house and half on the back line. There are existing 6 foot fences along the side of his house and along the sides of the rear-neighbors house. 2: Al Neal at 30785 Edgewater currently has a 4 foot black metal fence that meets our rules. He wants to replace it with a 6 foot solid fence. He does have a pool and the vacant lot next to him has been recently cleared. 3: Cindy Murphy at 30878 Buttonwood wants a 4-Foot fence, pickets on side, and solid at rear.
- The Denver house on Elm has now been occupied. We have one house under construction on Sycamore.
- Most of the ARC requests in the last month have been requests for fences- all of which have been approved by the Board. There are no outstanding projects to approve.
- Dean is using a spreadsheet to track the projects, which gets filled from the Form we linked from our web page

Building and Grounds Committee Report:

- Barking and threatening dog complaints: we've had numerous formal complaints submitted to the Board as well as on our NextDoor page. Homeowner #1, homeowner #2, homeowner #3, and homeowner #4. We will send a letter to the homeowner with the dog and cite the language in the covenants. The next step is contacting our new lawyer.
- Boat ramp: neighbor asking for a boat ramp update. What is our progress? Jim met with the engineer. Jim's idea is to build a small lagoon there. So people could access the boat ramp from both sides. We may not need DNREC to approve this. We may not even need county permits for this. We would be digging into our own property. Jim will have the costs ready for us at our next meeting. We will wait to get the information from the engineering firm. We would need prices from our contractor.
- Street repair: Letter to Representative Huxtable hasn't been sent yet. Letter will be sent out this week. Mark has not been able to get in touch with Steve Smyk. Mark will send a letter to Representative Huxtable and possibly other legislators, as well.
- There is a safety hazard at the intersection of Elm and Edgewood. The edge of the road was not packed properly and the edge of the road has collapsed at Elm Rd and Edgewood Dr. It is a safety hazard. Jim will take a look at it and update us via email.
- Jim had the entrances replanted and mulched. Entrances look great.
- People are using the entrances as trash places for soda cans and banana peels. The entrance closer to Rt. 1 seems to have more of an issue. Should we put a sign there? If the issue persists, we will consider a security camera.

Communications Committee Report:

- Trish will follow up with Steve to try and find someone to help us to incorporate a better functioning Zoom option at the next Annual meeting.
- Trish will post on NextDoor and FaceBook. Neighbors have reported they are excited about the new date. We found out it was previously split up. Yard sale will not be pushed to the following weekend if it rains BOTH Saturday and Sunday.
- New RipRap format was received well.
- The Form on the website for address updates is working well.

Treasurer Report:

- Financial status- not much change; our current balance is \$37,380.99. No change with past-due dues. Dues notices will go out in the end of April or beginning of May.

- Financial report was unanimously approved.
- We have received our largest outstanding dues payer. We are down to 10 past-due Property Owner annual fees which is a total of \$1,160 in past due annual HOA fees.

Other Business:

- There is a lot cleared on Edgewater. There is no need for approval yet.

New Business/Open Floor:

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The meeting was held from 10am - 10:40am.

The next Board meeting is scheduled for Saturday, June 3rd at 10am (Jim's Birthday) and will be held via Zoom. Our monthly meetings are for Board members only.

*Questions/comments/changes: please email edgewaterestatesboard@gmail.com.