

**Riverview Estates HOA meeting:** May 19, 2016, RE pavilion

Meeting called to order at 7:06pm

Present: Steve Halstead, President    BOD: Steve Swierczek, Joseph Yili,  
          Joanne Sharpe, Treasurer        Steve Chantry, Web administrator

\_\_\_\_\_ resident members were present and a quorum declared.

Distribution:    A. Minutes of November 2015 meeting  
                      B. Storm Water information sheet  
                      C. Meeting Agenda

D. Budget

\*Steve Halstead made endorsement of “Odyssey of the Mind” fund raiser.

\*Introduction of Board of Directors that were present and a reminder that the term of office has been changed from 2 years to 1 year in the hope of attraction those willing to serve a short term.

\*Mr. Niles Putnam and Mr. Steve Chantry have expressed a willingness to serve on the BOD for the coming term. The vote of the membership present was unanimous. Their term of office becomes active at the next BOD meeting.

**\*Treasurer’s Report:** Joanne Sharpe reports there are currently 165 homes or lots in the RE. 23 of these members are not current with their dues. Of the 23, 9 homeowners owe for the current year’s dues plus late fee. Last year, 14 “liens” were filed on properties where the dues were in arrears two or more years. Of the 14, five accounts have been paid in full. Two additional liens were filed this year.

The current Money Market account has a balance of \$43,814.80. The checking account has a balance of \$2,995.32. The money market account contains the amount required for future major expenditures.

The final Income budget shows income of \$26,230.00. Expenses are projected at \$24,950.00, leaving a Net Income of \$1,280.00. There is one major item in the budget of \$2,000 to replace the front entrance sign. See budget handout for details.

Joanne advised that the current system being used by the HOA to accept electronic payments is being discontinued by Intuit after 5/31/16. The new process is easier to use and will be posted on the HOA’s website. The transaction is still through Intuit’s secure website. The board never sees any bank or credit card information. There will still be a fee of \$5.00 for credit card payments. There is no fee for ACH or bank payments.

**Welcome Committee:** Mr. Yili reports that a welcome kit has been developed and is available to anyone, but especially new residents. The packet provides information regarding the HOA, fees, BOD meetings, garbage collection, a Residential Information Form, and how to obtain documents through the RE website.

\*SH recommended the membership consider joining the NEXTDOOR internet neighborhood community. Although it is unaffiliated with the HOA, members are encouraged to join in order to share

and request information. Currently, there are approximately 60 homes (80 members) that have signed up. Enrollment and additional information can be found at Nextdoor.com.

\*SH made a presentation regarding the Storm Water maintenance program. Kent County would provide minor and major maintenance of our storm-water structures including our wet and dry ponds at an annual cost of \$28 per member. The BOD endorses this program as it would drastically reduce the HOA liability. To that end a petition will be circulated to each member for their approval. Please see handout.

\*SH reports that the update to Policy & Procedures has been delayed.

\*Mr. Yili reports that the RE entrance signs have deteriorated and will be replaced. He has contacted the original contractor and has received cost estimates ranging from \$750 to \$2500, but is still waiting for specific information he can provide the BOD as to the features of each type; especially quality, longevity, and design. In any case, Mr. Yili will contact 2 other sign companies for estimates.

\*State police have made an assessment of safety and security at RE and have made recommendations for improvement. Some of the suggestions concerned the original RE streets (Ruyter St and streets and cul de sacs to the south of Ruyter St) which are outside of our HOA. However, the BOD has plans to install LED lighting on a new pole at the pavilion. It is hope that lighting and security cameras will prevent/ discourage vandalism.

\*SH reports that there are 3 unoccupied properties at 333 Lea, 69 Lea, and 285 Marcel. The board has tried to address dues and lawn up-keep on these properties with marginal success.

\*SH advised the membership of changes in the Delaware political landscape and encouraged members to vote in upcoming Republican and Democratic primaries. Please see handout for details.

\*Jan Echeverri reports that she is supporting the Rotary Club's efforts to “show the flag” on Memorial day, Flag Day, 4<sup>th</sup> of July, etc. For only \$40 the Rotary Club will install a flag pole and a flag on your property on each occasion. Please see Jan for additional information.

\*Vivek reports he has been supporting the Frederica Senior Center by collecting non-perishable food donations. Anyone willing to participate can deliver food bags to his home.

\*SH reminded all to discourage children from fishing in our retention ponds. The fish in the ponds are supplied by SOLITUDE, our pond maintenance company, at an additional cost in order that they eat the larvae of mosquitoes.

Meeting ended approximately 8:25pm

St and streets and cul de sacs to the south of Ruyter