

Minutes of the Annual Meeting of the Riverview Estates HOA

Thursday, May 18, 2017

Purposes of meeting: 1) elect new Board members, 2) review & approve the 2017 budget, 3) review Kent Co Storm-water Maintenance Program and, 4) provide community information of interest.

Meeting Called to order at 7:05 PM - a quorum was achieved; there were no proxy ballots; the Board members/Officers in attendance were: Steve Halstead and Joseph Yili; Treasurer, Joanne Sharpe. Board members, Steve Swierczek, Niles Putnam and Steve Chantry were absent due to work and vacation schedules.

- I. All current board members agreed to “re-up” for another year. There were no further nominations from the floor. A motion was made & seconded to elect by acclamation. The motion passed. All five (5) currently serving Directors were elected.
- II. A copy of the minutes of our May 18, 2016 meeting was provided to all attendees. There were no corrections or comments and the minutes were accepted as written.
- III. Joanne Sharpe, Treasurer. Presented the finance report noting that we have delinquent dues of just over \$15,000 and approximately \$47,000 balance in the WSFS bank. The 2017 proposed budget was reviewed. It was noted that estimates for cost of lawn care and accounting services were inflated above probable actual need. The funds for the entrance sign were available and approved in 2016 but expended in early 2017. The cost of repairs to drainage systems is dependent on inclusion in the Kent Co. Storm- water Maintenance Program. Overall the budget shows a surplus of \$160 as proposed. The budget was unanimously approved.
- IV. Mrs. Sharpe announced her retirement as of this meeting. Mr. Halstead presented Mrs. Sharpe with a plaque, recognizing her excellent work as treasurer and thanking her for 6 years of service to the HOA. Mr. Swierczek has agreed to take over the job of treasurer as well as serving on the Board of Directors.
- V. Committee Reports - Architecture Committee - Steve Halstead reported for Mr. Swierczek. There were few requests submitted but many people have not submitted paperwork for Board approval as required. Welcome Committee - Mr. Yili reported that we have provided packets to somewhere between 6 & 10 new residents this past year. The information in the packets was explained briefly including the fact that there is reference to our web site and the restrictions for the community.
- V. Kent Co Storm-water Maintenance District - The petition required by the county is being circulated. Most of the residents on Albacore have signed thanks to Howard Austin’s

assistance. Mr. Yili got the signatures of residents along east Lorraine and Marlin Court, Mr. Putnam is polling Marcel, Sandra and the east end of Lea and Dawn Loeffler is polling west Lorraine, Christensen Way, Court, Dolphin Court and the west end of Lea. The \$400 line item in the budget will not be expended until we are accepted into the program. It is anticipated that no changes will take place in property taxes in 2017 but, if we are approved for the program, taxes will go up \$28 annually. The question was raised as to whether we have any assurance that once we are in the program, whether the county might raise our taxes even higher for this purpose. We have no answer at this time but will seek guidance from Mr. Buckson, our Levy Court representative. There was an opportunity to sign the petition and a number of attendees did sign at the meeting.

- VI. Abandoned/foreclosed properties status: A) 333 Lea has been sold with a closing date of June 26, B) 205 Sandra is being "renovated?" with a large dumpster out front - this property was recently sold but it is uncertain whether the buyer may try to resell, C) 92 Sandra is for sale after a foreclosure - no sign of any activity, D) 285 Marcel is being cleaned up and we have received the foreclosure notice, E) 82 Lorraine was foreclosed and Fannie Mae now owns it - renovations are proceeding, F) 69 Lea has been empty for more than 5 years, no dues have been paid (>\$2,500 is owed the HOA) and all attempts to contact the owner have failed. The HOA will approach our legal representation to discuss the possibility of foreclosing on this property.
- VII. Future plans and suggestions - The idea of a dog run in the common area near the playground was quickly dismissed due to many objections. The Neighborhood Watch program would be good to re-establish but it is not something the HOA can do. It will require a number of volunteers to step forward if this is going to be workable. A note will be send out with suggestions as to how this can happen and asking for volunteers.
- VIII. Other Issues - Dog attacks, Excessive barking/noise and Kent County code. It was reported that a large dog came after a small dog being walked in the street, causing the small dog's owner to fall. It is suggested that the attacking dog's owner needs to be contacted by whomever is the victim for remedial action. If necessary, the State Police may need to be involved. There is a county code that addresses excessive dog barking. The Board does not wish to be involved in something that is not addressed in our restrictions but which is covered by county code. If a homeowner has a problem with a neighbor's dog, contact the owner and if there is no relief, contact the county.

There being no further issues brought up, the meeting was adjourned at approximately 8:30PM

Minutes prepared by Mr. Steve Halstead and reviewed by Mr. Joseph Yili.

Joe,

The notes below are my outline of the agenda which I used as guidance during the meeting. They are for reference only.

Steve Halstead

CALL FOR PROXIES

CALL TO ORDER

APPOINTMENT OF SECRETARY FOR THIS MEETING

REVIEW OF ANNUAL MEETING MINUTES FROM MAY 2016

DETERMINATION OF QUORUM – 16 Members needed

SLATE OF CANDIDATES FOR BOARD OF DIRECTORS – ALL CURRENT BOARD MEMBERS HAVE AGREED TO BE RE-UP. NOMINATIONS FROM THE FLOOR??? IF NONE HEARD, MOTION TO ELECT BY ACCLIMATION

TREASURER’S REPORT

BUDGET PRESENTATION – MR. HALSTEAD

COMMITTEE REPORTS – ARCHITECTURE AND WELCOME COMMITTEES

KENT CO. STORM-WATER MAINTENANCE DISTRICT STATUS

STATUS OF ABANDONED/FORECLOSED PROPERTIES => 82 Lorraine (being renovated), 285 Marcel (being renovated), 333 Lea (renovated and sold) , 205 Sandra (sold and being renovated), 92 Sandra (abandoned, foreclosed, for sale), 69 Lea (no action – foreclosure being considered by HOA).

DOG/PET ISSUES – Doggie Pooh stations included in budget. Consider dog-run for open space near playground on Sandra. Concerns over control of pets – noise and attacks on other dogs/people.

Kent County Crime Watch – presentation at February meeting which was poorly attended. Need volunteers to assist in this effort to keep the neighborhood safe and crime-free.

