

Riverview Estates

Annual Membership mtg. June 2024

Held June 20 2024 at Riverview Estates Pavilion

ATTENDEES

BOD: Daniel Huestis (VP); Robert Gentile (Treasurer); Joseph Yili (Secretary); Steven Chantry (*Absent*),
Alicia McDaniel

ADDITIONAL 20 HOA MEMBERS IN ATTENDANCE in person or by Proxy.

AGENDA

- 1. A quorum was established by the attendance of 23 residents.**
- 2. Approval of 2022 annual meeting minutes was unanimous.**
- 3. First order of business was to elect a Board of Directors (BOD)**

NOTES

- Dan Huestis and Bob Gentile announced their resignation from the BOD
- Steve Swierczek had previously resigned as President
- Joe Yili offered to continue as secretary. Motion made, seconded, and approved.
- Dan explained the need for volunteers to fill the officer vacancies
- The BOD may have five to seven members. More if approved
 - Resident A requested a description of the duties for each member of the BOD. Dan provided a brief description of each BOD position.
 - Initially there was no interested volunteers for the board of directors.
 - Resident B made a suggestion that there should be a period of time for discussion and to allow for an HOA announcement to the entire Community regarding the current BOD vacancies. Dan Huestis, Bob Gentile, and Joe Yili readily agreed to continue their membership on the board pod for an additional 60-day period in order to determine the future of the HOA.

- A number of residents then volunteered to serve on the bod for a 60-day period.
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- The alternative to a volunteer board of directors would be the professional management of the home owners association (HOA).
 - Current HOA dues are \$130 annually. A professional management would be a substantially higher financial cost and increase annual dues.
 - Dan has requested proposals from three management agencies. He Anticipates a response in a short period of time.
- Several residents presented their ideas as to the issues that should be addressed by the new board.

ACTION ITEMS

1. A temporary 60-day BOD was established to determine the future of the HOA.
2. The new board would include Dan Huestis, Bob Gentile, Joe Yili, Vivek Maharaj, Jan Echeverri, Alicia McDaniel, Mark Chargaris.

NEW BUSINESS

- Resident C presented a number of complaints.
 1. He stated that there were no announcements regarding community events. For example, he learned about “Movie Night” while walking in the neighborhood.
 2. He stated that he had received no notice regarding the “Neighborhood Watch”.
 3. He three times stated that the neighborhood, and the BOD in particular, operates and is run by “cliques” for self-serving reasons. “It’s who you know”.
 4. Resident C addressed the board and member about his concern on the dry pond and lack of care. Resident C was advised the board will research what the county and respective State agency suggests and will share the findings.
 5. Resident C also complained that he was disapproved to build a metal garage. As his defense, he made reference to a property that is outside the HOA, and another neighbor who disregarded the Architectural committee for pre-approval.
 6. Resident C complained that he never gets emails. It was then noted that although he did sign the membership attendance sheet tonight, He did not enter an email address.
- Regarding community events, Resident D explains that he and neighbors did make an effort to announce the creation of the Neighborhood Watch (NW). He continues to welcome new members to the NW.
- RESIDENT E complained of an injury while walking her dog. It should be noted an insurance claim was filed and denied.

- Resident F complained incessantly about the BOD's failure to enforce a number of HOA rules and regulations, especially in regard to unregistered vehicles. He stated emphatically that nothing would change in the next 24 hours. He was asked to volunteer to join the BOD, but he declined.
- New Resident G expressed her support for the issues presented by resident C. She then discussed her disappointment in being accused of mistakenly harboring chickens. She was offered an apology for the mistake. She requested the initial photograph offered in the complaint. The VP explained his reluctance to share the photo as respect for the privacy of our neighbor. As an attorney, he takes a conservative approach regarding his leadership.
- It should be noted that Resident G made impassioned pleas to the attending membership for patience, understanding, and a spirit of cooperation.
- RESIDENT H requested recommendations for a tree cutting service and was provided such by a neighbor.
- There was additional discussion regarding unregistered/abandoned vehicles. Resident B suggested this issue could be addressed by the Architectural committee and the new BOD
- RESIDENT B graciously offered his power wash machine to neighbors.
- VP Dan Huestis closed the meeting at 8:10 p.m.

NEW NEIGHBORS:

Bruce and Ameena Muhammad, 416 Lorraine drive, Frederica, Delaware, 19946

(I delivered a WELCOME PACKET to them today. - Joe)