

NUTTERS CROSSING HOA Semi-annual MEETING

Notes for April 17, 2023 - 7PM

Took place at Nutters Crossing Clubhouse - Dr. Ernie Gibb (presiding for John Mackes who was absent due to Family Matters)

In attendance:

Bruce Mooney, Ann Gibb, Ernie Gibb, David and Terri Chiddendon, Susan Pitzenbarger, Tanya and Adam Westhoff, John Perdue, Pam and Jack Alexander, John and Ginny Trocler, Deborah Dickerson, Mark Ondo.(15)

Minutes of NCHOA

Reading of Fall meeting notes by Dr. Gibb - Detailed fall meeting notes can be found on line at our NCHOA link. In this 4/17/2023 meeting, a review of the minutes was shared by Dr. Gibb:

Speeding Southampton Bridge Road continues

Continued work on white vinyl fencing on front entrance (estimates needed from 3 companies) in progress

Overgrowth on retention pond on Stoneybrook Road was noted

Missing resident information for 10 residents in Directory - Addressed and taken care of by Sidne who will maintain of residents to be add and create an annual directory addendum to bring directory 2022 directory uptodate

Fall showed 5 nonpayment dues

Noting future irrigation costs since the system is 36 years old

New online Venmo payment process for dues paying

Susan Pitzenbarger moved that Fall 2022 minutes be approved as read.

Treasurer's Report

Susan P. , Treasurer, reported that the Bank Balance is currently \$22, 660.51. In addition, she stated that HOA Dues Receivable balance was \$15,500. (2022 dues are currently \$250 a month.)As of April 17, 2023, 62 homeowners have not paid their dues which is 31% of the 161 total homeowners.

One person is in arrears for 2022 and their house is being sold. Ongoing clvil suites on 3 homeowners are being reconciled - only 1 person has not paid to date. 50 now still not paid with April 30 the due date. Late fees are \$30 with interest compounding starting in June.

Irrigation costs are ongoing and Front signage (estimated cost of repair \$6000) is out for bid.

There was some storm damage with trees falling. Also damage to street signs and work is being completing at this time and anticipate re-installation this year.

Total income vs Spending if very important to note as last year's increase of dues to \$250 has been critical to covering ever increasing annual community expenses.

More detailing budgeting and spending was provided as a handout. See treasurer for copies. A motion from Mark on the Treasurers report was approved and seconded by Susan.

New Business

Status of the Street Signage: Bruce reported that Gardiner group is working on the repair of street signs. Continued discussion on speeding on Southampton Bridge ensued with a series of dangerous examples offered by members ranging from personal encounters with speeders to observations of golf cart encounters with speeding cars. Several descriptions of ways to combat were mentioned leading us back to a previous mention of the installation of speed bumps and follow through on investigation county snow removal challenges. Signage with Children at Play was recommended as a possible speed deterrent. John Perdue and Dave Chittendon volunteered to investigate solutions to slow down drivers and present at the next meeting.

Board Vacancies: - Dave Chittendon voiced an interest in the open VP slot. He was voted in by the group in the room as a candidate. He has served on community boards in NJ and has a keen interest in decreasing the speeds of cars on our streets. He has addressed similar problems in his previous

community. Terri Chittendon also expressed an interest in serving as secretary.

2023 Spring Yard Sale dates are May 6 with a rain date of May 13. The next Fall yard sale is October 7, 2023.

Complaints from home owners regarding very tall grass in six homeowners' yards on Southampton and Rolling Meadows streets. Normally this situation is addressed by a visit from the NCHOA President requesting them to mow their grass. If this does not occur, then additional steps will need to be taken.

Discussion on ways of correcting the situation ranged from asking who to call in Wicomico County Natural Resources or Fire Marshall's office.

Notification of the next NCHOA meeting at the Clubhouse on September 11, at 7pm.