

# Nutters Crossing HOA

## Spring Meeting Minutes

April 15th, 2024 @ 7pm – Club House

### I. Meeting Agenda

### II. Board Members

- a. President – John Mackes
- b. Vice President – Dr. Ernie Gibb
- c. Treasurer – Susan Pitsenbarger
- d. Secretary – Terri Chiddenton
- e. Officers of the Board
  - i. Mark Ondo
  - ii. Deborah Dickerson
  - iii. Jim Jackson
  - iv. Bruce Mooney
  - v. Dave Chiddenton

### III. General Business

#### a. Upcoming Event for Spring

- **Spring Yard Sale – May 5th 7am – 11am**

(the Spring Yard Sale is always the first Saturday of May. Rain date is always the following Saturday.)

#### b. Community Issues

- **Reserve Study**

- An increasing number of states are beginning to require associations, including HOAs, to reserve adequate money specifically intended for maintenance and repairs. Maryland is providing a timeline of 3 years for associations to set aside a specific amount of funds to fulfill this requirement.
- Although our treasury has some money in reserve, it is not sufficient to cover future maintenance costs (specifically existing drainage issues).
- An increase in dues fees is likely needed to cover this state mandated statutory funding reserve requirement. It was suggested that flyers be placed at every residence in hopes that a meeting with sufficient attendance may be held.

- **Drainage Issues**

- Several storm drains in the community, most notably on Southampton Bridge Rd., seem to be collapsing or inadequate of dispersing rain water.
- An investigation of responsibility for the repair and/or maintenance of these drains is forthcoming. The county is responsible for the culvert and up to 5 feet from the street. The HOA is responsible for the drainage pipes beyond this 5 foot limit. A camera will be inserted into the drain on Southampton to determine the location and reason for the blockage.

- **Street Sign Repair**
  - Two street signs have been replaced since the September meeting. Once the storm drain issue is resolved, we will inquire if replacing all the remaining signs at one time may be more cost efficient than a sign or two, as needed.
  - It was noted that the county could replace signs with generic metal, as is the case with one of the Dixon Rd. signs, but residents at the meeting expressed a preference for the “NC” signs that we presently have installed.
  - It has also been noted that the entranceway sign on Longview Dr. needs to be reinforced, as well.

#### IV. Treasurer’s Update

- **Balance Reserve**
  - There is a slight cushion in reserve for emergency use, although this amount will likely need to be increased once the reserve study is completed.
  - The HOA is responsible for maintaining common fences and irrigation, which are located at the Longview entranceway, and storm drains beyond the county’s 5 foot boundary. Those costs, along with the considerable expenses for the community street lamps, leave very little leeway in the account for emergency repairs.

#### V. Old Business

- **Common Property Concerns**
  - **Area of the 6<sup>th</sup> green bordering Stoneybrooke (once again)**  
(the groundskeepers have addressed the issue for now)
  - **Possible Removal of Bush at the Longview Dr. Exit**  
(although this bush has been trimmed, drivers of low cars still have difficulty seeing traffic come from the right side of Snowhill Rd.)

#### VI. New Business

- **Directional Signs**  
(it was suggested that the county could supplement our street signs with directional signs to visitors, such as “this way out” or “dead end”)
- **Fallen Trees**  
(although we are not responsible for maintaining golf course property, would it be possible to request that trees which have been damaged or have fallen be removed in order to improve the course’s appearance)
- **Wildflower Field**  
(the topic of creating a wildflower field in front of the retention pond on Stoneybrooke Rd. was broached as a means of attracting pollinators and other wildlife)

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