

# **Nutters Crossing HOA**

## **Fall Meeting Minutes**

**September 11, 2023 @ 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 – Vacant**
- 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 Events for Fall**

- **Fall Yard Sale – October 7<sup>th</sup> 7am – 11am**  
(this event is always the first Saturday of October, as the Spring Yard Sale is always the first Saturday of May. Rain date is always the following Saturday.)
- **Fall Festival – October 28<sup>th</sup> 5:30pm**  
(same as last year: burgers, hot dogs, ghost hunt, campfire, yard games at the empty lot on Dixon Rd.)

#### **b. Community Issues**

- **Speeding**
  - **Speed bumps/humps are discouraged by the county**
  - **Possibility of purchasing an electrical speed sign**
  - **Remind people on HOA Facebook & web pages of speed limit and the need to slow down**
  - **Possibility of placing stop signs at street corners**
  - **Paint the words “Slow” or “Slow Down” on the road using traffic stencils**
  - **Yard sign-sized “Golf Cart Crossing” signs (and price reimbursement) have been approved by the Ruark Corporation**

## IV. New Business

- **Scope of Sight at Entranceway**
  - **Bush Trimming**  
(ask Carmen to remove or trim bush lower on rt. side of exit lane)
- **Drainage Issues**
  - **Southampton's collapsed drain**  
(check with county as to procedures in correcting situation. According to the Ruark "covenant," we are responsible for drain maintenance, although the streets are cleaned with county owned street sweepers. There is great concern over the scope and cost of repairs)
- **Grass Maintenance**
  - **Area of the 6<sup>th</sup> green bordering Stoneybrook**  
(the groundskeepers have addressed the issue for now)
  - **Notify HOA if residents are remiss in cutting their own lawns**
  - **Landscapers vs Sycamore trees**  
(perhaps Carmen's landscapers could remove leaves fallen from golf course trees along Southampton Bridge Rd. and neighboring yards. This would help alleviate storm drain issues, as well)
- **Street Signs**
  - **Gardener Signs**  
(still waiting upon the Southampton Bridge Rd. sign commissioned nearly a year ago. Dixon Rd. was replaced by a different company. We should prioritize replacement of signs, which was a part of a 5 year plan, and raise dues to cover the price, if need be. Although lamp posts are rotting, they are not our purview.)
  - **Entrance Sign**  
(may need reinforcement from leaning and replacement of caps)
- **Street Lamps**
  - **HOA rents lamp posts but pay for the lightbulbs**
  - **Solar power may not be an option – no nearby solar field to tie into, poles outdated to have solar panels placed directly onto**
  - **Possibility of a grant through Sun Power Ultra Solar Group**
  - **Replace present bulbs with LED bulbs**
  - **Burned out bulbs or disfigured globes can be addressed by residents calling Delmarva Power directly**
- **Vacant Secretary Position and Updated Minutes**
  - **Voiced concern over lack of minutes and location of minutes**  
(although minutes have traditionally been placed on the HOA web page, it was suggested that they be emailed as an attachment to the entire contact list)
  - **Additional concern over need for communication among and for the residents**
  - **HOA Board members must vote on a candidate for the position**

- **Parking Restrictions**  
(residents are not permitted to park on lawns nor on the golf course)
- **Tennis Court**  
(court bordering the 18<sup>th</sup> hole has been approved by the architectural committee providing a chain link fence with bushes surround the perimeter)
- **Possibility of Adopting a QR Code**  
(code could direct user to the Nutter's website – may encourage younger residents to become more involved)
- **Decorating Nutter's Entranceway**  
(placing flags, ribbons, etc. to commemorate patriotic holidays, possibly decorating for other holidays, as well)

## **V. Treasurer's Update**

- **Balance Reserve**
  - **Slight increase over previous year due to fewer irrigation repairs**
  - **Dues for 4 homeowners are still presently in arrears**
  - **Reserve funds for future projects (signage, possible storm drain repairs) are showing slight growth over last year**
  - **Street lights continue to be our largest ongoing expense**