Cheswold Fire Hall, 271 Main Street Cheswold, Delaware 19936

December 6, 2022

Meeting called to order @ 6:10 pm

Meeting adjourned @ 8:05 pm

Board Members Present – \*Ebonie Taylor \*Dave Malone \*Melinda Baker \*Rodney Callender \* Douglas Stewart, Jeanette Williams ( resigned), Sherrin Cruz (resigned)

BC Communities Rep: Tyler Hudson

**Introduction of Property Mgr.**  – Tyler introduced himself and stated that he was accountant for BC Communities and was promoted to Property Mgr.

**Tyler stated the following:**

* Minutes of June 27, 2022 HOA meeting
* BC Communities contract was renewed and increase to $10,272
* Playground completed
* Audit for 2021 complete
* In process of finalizing petition for Kent County program (ponds)
* Paving of community completed – cost $125,000
* Faded street signs were replaced
* New snow removal and landscaper contract

**Financial Report as of 10-31-2022**

Checking Account - $75,337.96

Reserve Account - $70,685.09

Total $146,023.05

**Budget 2023 –**

* Total Operating Expenses $67,410.00
* Landscaping expense $15,000 - $2,000 less than 2022 actual
* Community lighting $21,000 increase by $3,000

**Vote on Budget**

* Tyler presented the proposed budget of $315.00. There were several homeowners that disagreed with proposed budget of reducing HOA fee. Homeowner Mr. Amoako expressed concerned with the budget going up and down in the future and if there would be enough monies to pay the bills 5 years down the road if HOA fee was reduced to $315.00.

**Homeowners Comments**

* Mr. Walters spoke out of turn and asked the question why are homeowners being charged a $15.00 late fee quarterly instead of yearly. He misquoted and stated he was paying $1,800 yearly. HOA current fee is $623.00 yearly.
* Maria C. asked why 31,000 bad debt was not reflective in the 2023 budget. She stated that monies collected for past due homeowner payment should be documented in a separate account.
* Ebonie response was that it is not fair for homeowners that are current with their HOA dues to continue to be responsible for homeowner that are not paying. This was the justification to not include the bad debt in the 2023 budget.
* Ms. Slaughter ask if there is a certain percentage of the income going to the reserves. She stated the reserve account should not be touched unless it an emergency.
* Mr. Royal stated that he thought the current board was not going to run again, why when the current board does not get along with each other and not work as a team.
* There were several homeowners who attended that were there to distract the meeting which they were successful. There were a lot of back in forth with the HOA board members and the homeowners who were there to distract the meeting. Which lead to the property manager not having enough time to count the vote to elect new board members.

**Presentation of Nominations**

Tyler gave each nominee opportunity to introduce themselves. After introductions, Tyler asked if there were any nominees from the floor? Mr. Amoako stood up and expressed why he was interested in running for the board. He stated that his background was finances. Mr. Slaughter also expressed interested in running for the board as well. Their names were added to the ballot sheet.

Tyler stated time was running out and the meeting needed to end by 8:00 pm therefore there was not time to count the ballots and all ballots were taken back to the office to be tallied.