**HOA Community Meeting 11.17.20 @ 6:30pm**

***Board Members in Attendance:***

*Brad – Aspen Management*

*Shahzad Akbar - President*

*Alvenia Scarborough – Vice President*

*Matt Kramer – Treasurer*

*Danielle Quercetti - Secretary*

*Harish Mital*

*Lon Chen*

*Ying Ko*

***Number of attendees: 40 (as of 6:33pm)***

***6:32 Zoom waiting room opened***

***Shahzad addressed community present about how to submit questions and technological aspect of Zoom HOA meeting***

***Shahzad began meeting***

**Shahzad – introduction**

* Lines muted – contributions through raised hand, chat box
* Board Introductions commenced
* Shahzad & Brad go over meeting agenda – shared on desktop via Zoom

Shahzad initiates budget review

* Board reviewed & approved – today’s meeting is to seek community approval
* Specific items Shahzad mentions:
	+ When designed, we based off 19/20, and used last couple years – no change in the HOA fee 2021
	+ Expenses are the same in 2021
	+ Most costs have actually decreased

Brad – please type comments/questions via chat

Brad reviews budget – shares screen for all to see:

* Income side stays the same - $106,000 annual $663 annual per household
* Addressed audits to be conducted every two to three years
* Legal was over in 2019, left to $5,000 for 2021 since Toll issues have been settled
	+ Perhaps legal issue with Toll to pave roads
* Insurance increase 3% - that’s normal
* Decreased $3,000 – $2,500 for office expenses – if remains virtual, we can continue to decrease or stay same
* Electric – no change
* Water meter – minimal fee (front of development) $15/month - $180/yr
* Tree maintenance – line item added for 2020-2021, line item moving forward
	+ Dead trees
	+ Falling
	+ Maintenance
	+ NOT for planting new trees
* Landscaping – last year was a new vendor, back for 2021
* Snow removal – hasn’t changed (biggest guess) – based on snowfall – new vendor, Premier.
	+ Roads are a question – reached out to Toll, no response yet on when they will be paving
* Basin Maintenance – meadow, dry, storm water basins – this number over time will increase, currently in good shape
* Reserve contribution of $21,575 for 2020

Shahzad addresses (un)paved roads in community:

* Toll hasn’t gotten approval to pave front of community
* We have addressed issues with potholes with county and Toll- if roads aren’t paved before winter, the potholes will be filled at very least

Alvenia doing a great job with reaching out to community

Camera/Security – tons of feedback from community – Board met last week regarding BEST way to address:

* Looking into 1 to 2 cameras at front entrance – license plates (enter and exit) mgmt. company keeping track – MORE TO COME. We have pricing from 1 company, looking into 2-3 more and once we have more information we will share with community.

**Questions Taken from Community (submitted via chat):**

Brad – answers Q about reserves - $109k in reserves, strive to contribute 10-20% by HOA each year

DElDot issue Q – driveways dug up – HOA no control- Toll dug up and we are working with county to address – we have to rely on county and their inspections, which we are unaware of when they occur.

Lampost on Athena incomplete – Anju & Steiner – half of Athena street missing lampposts – Brad will check into Delmarva/DelDot and check original plan – following up with community after

Snow removal in Toll community – if Toll is not plowing – Board would have to foot the bill to have plowed. – Shahzad mentions that once all roads are paved it is HOA responsibility. We are pushing hard to coordinate with Toll for all plowing this year until roads are paved – Brad is trying to reach out to previous plow Toll used.

Brad Q – speed bumps on streets – difficult to obtain – DelDot looks for traffic patterns – compared to other neighborhoods, Brad says it would be uphill battle to obtain speed reducing from DelDot

* Shahzad wants to push forward with DelDot to obtain speed reducing mechanism

Brad Q – entrance lights – spent $1,200 to investigate how lights were severed in the front, they fixed the curb, perhaps it happened then – can’t find cause

* $5k for new line – has to go under road, which is a lot of the reason for such a high cost

Brad Q – Dead trees – Board approved 7-9 trees $6k to be removed, executed proposal. Big Country will be conducting the work

Q – Wes – dead evergreens in the back yard – Brad to follow-up and get more information

Brad Q – update on Toll agreement – Shahzad said to contact him directly regarding Toll, not addressing on Zoom tonight

Q on community involvement/events – creating a sub-committee, it is evolving

* Danielle addressed community involvement in annual events and asked community to reach out with ideas/concerns

Brad Q – street lights – part of the plan submitted – we cannot change

Brad Q – speed light signs – if community pressures local politicians it would help to obtain through DelDot

***\*\*\*48 people in Zoom @ 7:13pm – Brad mentioned***

Shahzad asked Dan Francis if he wanted to add any comments – he speaks to violations and hopes that the community can come together

***Brad initiates tally for residents on Zoom to vote for budget approval.***

Brad Q – salt at entrance should take hours to be completed during a snow event – pre-salt should be done prior to a known storm

Q - Open space is dark – lighting?

Q - Dan W – were on 3rd round of violation notices, following protocol that was explained in mailing to community. Board may test legal options to violators.

Q – Karina – delivery ppl notorious for speeding – Brad answers - UPS and Fedex listen, Amazon you get no where – if Brad has a contact, he will reach out.

Q - JT – paving – we’ve reviewed earlier – this is under Toll Brothers control/county

Q – Trash cans out of view and secure – debris flying – this is a violation

***\*\*\*\*Brad announces - Vote to approve Budget – 42 to 2***

Yan – shares how to secure trash barrels – also say Thank you for the lot 14 daughter and Dad collected trash after a windy day

Q – fence removal – Shahzad – not discussing currently, please contact offline

**Shahzad – discusses violations and our community coming together to make it the “most desirable place to live” – some cases are black and white, he likes to reach out for discussions**

* Anju – asking to define what type of exterior architecture needs to be approved – asked about boulder – if Toll put them in, then they were pre-approved. Asking what is ok and what is not – specific questions, please email or call Brad.
* Brad - Read the declaration from the bylaws – also sent link to all the documents for architectural by laws as well as the architectural request form for submission.

Trash collections – not mandated from a particular company

* Lon – suggests promote more of a unified approach – some companies are sloppy with placing the receptacles back
* Genelle – unified trash means one day of trash – in addition to discount. Harish agrees.

Q – Kiran - Have bylaws changes since they were made? – answer is No … brought up boulders and lamppost at 104 Odyssey – request to see architectural approvals. Shahzad wants to explore further – sometimes things are not black and white – he is working with the residents. Shahzad confirms his commitment to looking into everything individually. Committed to making our community “the most desirable place to live” – not going to dig up previous things.

*Shahzad asks if there are any further questions or suggestions*

Brad shares link for streetlight question – he will look into it – link shows sitemap and if any lights are missing.

Dina – if rules don’t feel right, we should look into moving forward with changing them. Also comments on speeding – can we invest into something as a community? Shahzad asks Brad – it needs to be approved by DelDot, we would have to comply with their regulations. Harish comments – we don’t own the roads (DelDot does?) were responsible for maintaining, but not allowed to make improvements. Shahzad asks about signage – lBrad responds about legal signs must be obtained through DelDot – there are many regulations that must be followed. Brad suggests reaching out to local state/county representatives to get their support.

At this time, no other questions – 7:50pm

Shahzad – closing statements & meeting ends.