

DRAFT

MINUTES
Annual Meeting of the Owners
Reserve at Pilottown Maintenance Corporation

Date: Friday, September 30, 2022

Place: Lewes Public Library

Time: 10:00-11:30 a.m.

19 lot owners in attendance

15 written proxies given to the President

1 written proxy given to Glenn Dunnington

The owners unanimously approved the minutes of the September 14, 2021 annual meeting.

There were no questions from the floor regarding the HOA financials or projected budget for Fiscal Year 2023. The owners unanimously approved the recommendation of the Board to assess annual dues for FY 2023 of \$200 per lot for the operating budget and \$34 per lot for the capital reserve, to be paid by separate checks for ease of accounting.

In his architectural review update, Glenn Dunnington noted that only one home is currently under architectural review.

The current four members of the Board agreed to serve another one-year term. There were no nominations from the floor and the owners unanimously re-elected the current Board.

During the owner comment period, there was discussion of the BPW easement and the DelDot condemnation of HOA common property along New Road. Several owners expressed an interest in obtaining contact information from the master directory of homeowners, but the Board explained that would raise serious personal privacy concerns. An owner asked if there could be a section on the HOA website listing local contractors rated by owners based on their experience. The Board had some doubts whether that was technologically feasible, or might expose the HOA to liability, but would look into alternatives. An owner asked if it would be possible to move a little lending library to the common area around the postal boxes. There was community support for that venture and the Board will look into how to make it so.