

DMHOA GENERAL MEMBERSHIP MEETING

August 24, 2020

Meeting called to order at 6:30 p.m.

NAME	POSITION	PRESENT	ABSENT
William A. Kinnick	President	X	
Rick Clum	Vice President	X	
Constance E. Kinnick	Secretary	X	
Lillian Reynolds	Treasurer		X
Carolyn Fritz	Treasurer	X	
Ron Amadio	Directory of Fund Raising	X	
Jerry Brainard	Director of Social Media	X	
Rich Hrycshyn	DEMhRA		X
Joyce O'Neal	Director of News Media	X	
Beth McGinn	Director of Veterans Activities		X
Vinny Rice	Director of Grants	X	

1. Meeting conducted via telephone conference.

2. **ORDER OF BUSINESS:**

a. **Treasurer's Report:** C. Fritz provided the Treasurer's report. The report was sent to the Board electronically. V. Rice made a motion to accept the Treasurer's report. R. Amadio seconded the motion. The motion was carried by all present.

b. **Secretary's Report:** The reading of the Secretary's report was deferred. C. Kinnick is working on getting all the minutes done, reviewed, accepted and posted to the website.

**New Correspondence:** 1) Network for Good check; 2) Member at Large application; 3) Bon Ayre HOA renewal; 4) Whitehouse Beach HOA renewal.

c. **Grants:** V. Rice is working on the Grant application for Delaware Community Foundation--"COVID-19 needs" for August. The State Grant In Aid funds have been received and deposited. Delaware Community Foundation "FOCUS Grant on COVID-19". Delaware State Housing Authority funded a Grant for Sussex County focusing on COVID-19 response efforts called "CDBG-CV!".

d. **Fund Raising:** R. Amadio stated that due to COVID-19 nothing is really happening. He did state that he has about 25 American flags available.

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- e. **Media:** J. O'Neal reminded all participants to complete the 2020 Consensus. It is vital. This can be completed via telephone 844-330-2020 or by visiting [www.my2020consensus.gov](http://www.my2020consensus.gov).
- f. **DEMIRA:** R. Hrycyshyn attended his first meeting on July 15, 2020. There are 15 delinquent communities. Wild Meadows won their arbitration. An appeal was submitted on August 6, 2020. The next meeting will be on August 27, 2020 at 1:30 p.m.
- g. **Vice President Update:** No report
- h. **President Update:**

New bills being worked: New bills for the upcoming Legislative year are 1) Capital Improvements -line item assessment; 2) Market Rent; 3) Lot Rent Assistance; 4) Clarify the responsibility for utilities and trees; 5) Place disputed lot rent increases into an escrow account while in arbitration.

Community Update: 1) Winterset Farms lot rent increase; 2) Canterbury Crossing – CLASi will represent; 3) Ridgewood Manor newly created HOA.

Arbitration Updates:

Court Cases:

Attorney Fund Update: The Fund is approximately \$50K. B. Kinnick is awaiting update from Greg Sutton and he will ask for more timely report of the status of the fund amount. It is a requirement that the Legislators will be given a yearly report of the Fund.

MHAction event in September: This event will be in Dover on September 18 & 19, 2020. The Friday evening event will be more for HOA Boards, but all are welcomed. The Saturday event will begin with a light breakfast and a light box lunch will be provided by DMHOA. There will be no walk-ins. All participants must register via the DMHOA website. [www.dmhoa.org/registerhtml](http://www.dmhoa.org/registerhtml)

MAD awards: If anyone has someone that they feel has done a lot for DMHOA and/or their Community, please consider putting that person in for the M.ake A. Difference Award. Jill Fuchs was nominated and was approved for this reward for all that she has done for not only DMHOA, rent justification and for her community.

Leases: People are getting new leases from Landowners that have recently purchased their communities. We cannot stress this enough. DO NOT SIGN ANY NEW LEASES.

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We are also pushing to standard leases. The Attorney General like this idea but not sure how to do it. We will probably need help from the Delaware Housing Authority.

i. **New Business:**

B. Kinnick stated that we will continue to use teleconferencing for our General Membership meetings until the COVID-19 level has changed by the Governor.

Winterset Farms landowner submitted a counter offer. The HOA refused and they will be going to the next level. The landowner has started to use scare tactics and B. Kinnick told all those who are getting this tactic to submit these actions to the DOJ for action.

There was a question on how to find out who the residents are in a Community and which are owners or renters. P. Rice said you can get information from the tax records. All the Communities are listed and anywhere that shows the landowner as the resident that usually implies that that space is a renter.

J. Brainard encourages all HOA to create a Facebook presence and a Nextdoor account. Both of these are FREE.

R. Ray stated that Sandhill Acres is finally settling on the CPI-U for their arbitration.

**ADJOURNMENT:** C. Fritz made a motion to adjourn the meeting. P. Rice seconded the meeting. The motion was carried by all present The meeting adjourned at 7:10 p.m.