

DRAFT

Ridings at Rehoboth Owners Association Meeting – Executive Session

MINUTES

MEETING DATE

September 30, 2018

ATTENDANCE

Present: Brian Bennett; Charlie Baker; Joanne Saltzberg; Greg Bennett; Frank Himpler

CALL TO ORDER

11:30 by President Bennett.

OPEN ISSUES

1. Brian provided a concise summary of the governing documents revision process, covering Covenants, By-Laws and ARC Standards.
 - a. The governing documents revision process started in mid-2014.
 - b. The entire review group consisted of Joanne and Brian (neither who were Board members at the time); 3 ARC Committee members; the seven (7) then current Board members; Jonathan Poole and David Weidman.
 - c. Numerous drafts were made and reviewed by various members of the review group
 - d. Four open forums for homeowner input were conducted, along solicitation for additional input by other communication forms, including email.
 - e. After homeowner vote & approval in November 2017, the “approved documents” were re-reviewed by D. Weidman prior to filing with Sussex County by President Zisa in December 2017.
2. The September 17 appeal filed by Richard and Jeanette Griffin regarding the recently installed fence at 20181 Long Meadow Lane was discussed.
 - a. A motion was made by Charlie, seconded by Joanne, to accept the D. Weidman’s legal opinion that the fence is in compliance with the current ARC Standards. Voting in favor to accept the legal opinion (C. Baker; J. Saltzberg; B. Bennett; G. Bennett). Abstaining due to lack of sufficient background information (F. Himpler). The motion passed. **Action:** Charlie will email Frank the Weidman email string regarding his legal opinion on the ARC fence standard.
 - b. A motion was made by Joanne, seconded by Frank, for Brian and Charlie to meet with the Griffins, Germanns and Aarons and discuss this matter. The motion passed unanimously. **Action:** Frank to notify the Griffins that Brian and Charlie will meet with them within the next 3 weeks. **Action:** Charlie with email the Griffins to set up a meeting date
 - c. D. Weidman’s suggestion to place a moratorium on fence approvals by the ARC Committee until this issue is resolved was postponed until after discussions are held with the three previously mentioned homeowners.
3. The decreasing level and slower response time of the service provided by Seascope to the Ridings at Rehoboth Owners Association was briefly discussed. **Action:** Brian to provide Jonathan Poole a courtesy “heads up”. **Action:** Brian will contact the Nichol’s (SeaScape

owners) to attend the November Executive Session meeting to discuss the Boards concern regarding service.

4. The Board agreed that discussions with Schagrin Gas needed to be reinitiated. **Action:** Charlie to notify D. Weidman to re-open a dialog with Schagrin Gas.

ADJOURNMENT

12:35 by President Bennett.

ACTION ITEMS - NEW

1. **Action:** Charlie will email Frank the Weidman email string regarding his legal opinion on the ARC fence standard.
2. **Action:** Frank to notify the Griffins that Brian and Charlie will meet with them within the next 3 weeks.
3. **Action:** Charlie with email the Griffins to set up a meeting date
4. **Action:** Brian to provide Jonathan Poole a courtesy "heads up" and then discuss the level of Seascape support to the Ridings.
5. **Action:** Brian will contact the Nichol's (SeaScape owners) to attend the November Executive Session meeting to discuss the Boards concern regarding service.
6. **Action:** Charlie to notify D. Weidman to re-open a dialog with Schagrin Gas.

ATTACHMENTS

None

Respectfully Submitted

Frank Himpler, Secretary - Ridings at Rehoboth Owners Association