

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.  
PO BOX 475  
MILFORD, DE 19963**

**REPORT ON THE THIRTEENTH ANNUAL MEETING (BY MAIL)  
June 11, 2021**

**NOTE:** On May 18, 2021, Governor John C. Carney signed the Twenty-Ninth Modification to the COVID-19 State of Emergency declaration which set conditions regarding large indoor gatherings and minimum social distancing requirements. Therefore, it was decided by the Meadows at Shawnee HOA Board of Directors that the 2021 annual meeting which was scheduled to be held in mid-June be conducted by mail in lieu of meeting in person.

On June 11, 2021, annual meeting documents were mailed to all 183 homeowners of the Meadows at Shawnee so they could vote on the proposed budget for the next fiscal year, elect homeowners to serve on the Board of Directors and vote on ten (10) proposed amendments and one (1) proposed new restriction to the Declaration of Restrictions.

Following is a list of the documents that were included in the annual meeting packets that were mailed to all homeowners:

Cover letter dated June 11, 2021

Acting President's Report and Neighborhood Watch Committee Report by Dave Markowitz

Treasurer's Report by Dan Marabello

Architectural Committee Report by Chairman Tom Chilton

Grounds Committee Report by Chairwoman Kate Leith

Budget Proposal Ballot

Board of Directors Ballot

Proposed Amendments for Homeowners' Vote

Self-addressed stamped envelope for returning ballots

Homeowners were instructed to return the Budget Ballot, Board of Directors' Ballot and voting on the Proposed Amendments sheets to the HOA by **June 25, 2021** either by mail or by hand delivery to Acting President Dave Markowitz at 8 East Thrush Drive. Due to postal delays because of COVID-19, the return date of June 25, 2021 was extended. As of the end of June, 104 ballots had been returned by homeowners and the results of the voting on the budget and Board of Directors were as follows:

- Proposed Budget of \$25,350.00 for FY 2022 (\$130 annual assessment per lot) – **102 in favor; 2 against.**
- Board of Directors – **all eight (8) candidates on the ballot were elected:** Michael Boyle, Thomas Chilton, Daniel Marabello, Ellen Miller, Robert Sheats, Robert Shinholt, Taylor Shunk and Linda Steiner.

- The voting on the ten (10) Proposed Amendments and one (1) proposed new restriction were still being tallied and a second letter with the results would be mailed to homeowners at a later date.

**(See Attachment #1 – Annual Meeting Packet)**

On **July 6, 2021**, annual assessment letters were mailed to all 183 homeowners notifying them that the Budget for Fiscal Year 2022 had been approved and the annual assessment was set at \$130.00 per lot. Also included in the letter were the results of the election of the Board of Directors. The results of the voting on the proposed amendments to the eleven (11) restrictions were still being tallied and a second letter with the results would be mailed to homeowners at a later date.

**(See attachment #2- Annual Assessment Letter)**

On **July 29, 2021**, a second letter was mailed to homeowners with the results of the voting on the restrictions. The only amendment that received the required number of approvals was Section 11. Trees, Shrubs and Landscaping with 122 approvals and 3 disapprovals.

**(See attachment #3 – Letter with Results of the Voting on the Restrictions)**

Respectfully submitted,  
Linda Steiner, Board Secretary

Attachments – #1 - June 11, 2021- Annual Meeting Packet  
#2 - July 6, 2021- Annual Assessment Letter  
#3 - July 29, 2021- Letter with Results of the Voting on the Restrictions