President Pasquariello called the meeting to order at 7:03 PM. Several members of the community were in attendance. President Pasquariello welcomed everyone to the 2020 annual maintenance corporation meeting. The board members were asked to introduce themselves. Aspen representatives were asked to introduce themselves. Jennie took the floor to go through the agenda.

Members of the Board: Position: Section:

Heather Pasquariello President Meadows

Ernest Dempsey Vice President Meadows

Geraldine Thomas Treasurer Meadows  
Rose Ann Smith Correspondence Secretary Terrace Townhomes

Daniel Mawn Board Member Terrace Townhomes

Zenobia Thompson Board Member Arbors

Courtney Glasgow-Rinaldi Board Member Meadows  
Sekhar Arutla Board Member Southwoods

Vickie Coulter-Phillips Board Member Terraces Singles

Errol Rodriguez Board Member Woodlands

Brad Carrillo Aspen

Jennie Iiler Aspen

Quorum was not met so a vote couldn’t be held for the board. All members maintain their position unless someone steps down. No Board members spoke up to step down. All board members remain in their positions.

Heather made a MOTION for the closing of the annual meeting at 7:06 PM. All APPROVE. The annual meeting was ended at 7:06PM  
President Heather Pasquariello called the Annual budget meeting to order at 7:06.

**Financial Report**

Heather announced to community members in attendance that a monthly budget packet is sent to board every month and it is available to homeowners by request.

Heather did a brief overview with the community directing their attention specifically to the summary page. She cited the Year-to-date amount and outlook of all financials. She then noted the Operating, Reserves, and Snow accounts.  
She told the community that the County reimburses Brennan for snow removal only for Brennan Drive with a minimum of 4 inches. The community pays for the rest, which is why the snow account must be high.

Jennie Iiler took the floor and went over the Financial Summary.  
She started out by mentioning that Aspen collected several delinquent home balances.

She asked everyone to view Page 5 which was the Income Expense statement. It goes over the Financial summary in more detail.   
Maintenance spending was over budget by twenty thousand, but a new contract was negotiated, so the community won’t go over budget again. The community’s contract with Alta now includes pond maintenance. Jennie asked the community to turn back to page 3. Starting at the end of December, the debt was $144,286.24 now the debt is 132,733.18. 40 delinquent homes are now not delinquent anymore. The Brennan collections attorney is now by contingency which means that if the community doesn’t get paid, the lawyer also doesn’t get paid. It is performance based rather than hourly. Full savings from this change is not seen yet, but they will come soon.

A Community homeowner asked about legal fees and who pays – the community or the delinquent homeowner. Brad from Aspen answered that the delinquent homeowner pays. Attorney fees are paid by the homeowner rather than the community paying.

Brad explained that the lawyer chosen to represent Brennan has a proven track record with Aspen for their other communities, so this lawyer is a dependable safe choice.

Board member Dan Mawn asked why the delinquency number wasn’t much lower and what Aspen’s plan is for the future. Brad answered that a plan took a while to be agreed to and then it was implemented more recently than not. Several homeowners have been in collections for years and they likely won’t be collected until they sell their homes. Aspen would like to look at number of accounts closed rather than pure dollar amount. The people not paying, likely won’t pay. Brad explained that they would like to properly place liens rather than placing liens and forgetting. He doesn’t advise that Board members go after people 3-5K in delinquency. 10K + are legally “worth it” to go after. High dollar delinquent properties are now on payment plans. Brad reiterated that things are improving. Heather explained that typically we’ve seen that we get further and further in debt…the fact we’ve gotten the debt down is remarkable.  
A community member asked if we charge penalties and interest. Brennan charges 18%. The Brennan board is trying hard to have the debt not impact the community and only impact that one homeowner.

**Old Business:**

* **Retroactive Architectural Discussions**

Everyone got a notice about getting architectural changes approved. Anything done on the exterior on your home, you need approval for. The Board is giving a 1 year amnesty for retroactive approval.

If you go to sell your home, the association does an on-site inspection and the cost goes to your buyers. Heather assured the community members that the form is easy. It only requires the listing of changes and taking a picture, then emailing it to Aspen—who will auto approve it if it is Architectural Guideline compliant.

Community member asked why this is suddenly important. Jennie from Aspen answered that the Board are all volunteers and Aspen has been hired to stay on top of keeping community in shape. Aspen has the tools to track everything. Brad expounded on this to explain that they wanted to get a good clean start to get community up and running. Some homes are wrong, and a lot are right, but the changes have not been approved. It’s best to just get it approved.

Homeowner asked why they’re paying for trivial things like review of garden landscaping stones or a fence in for 15+ years. Jennie answered that these are the steps we have to take to get the community back in order. Aspen in conjunction with the board will start small and build up to the larger items to start over with almost a new slate. It’s just a step closer. All community members would like to see things look closer to the way it looked initially.

**Rules & Regulations**

* + **Townhomes**

Jennie noted to the community that there are new documents for rules and regulations for specific areas. Easy to read document and specific to type of home (townhome, single family). There are not new rules, but these are new, clearer documents.  
The board anticipates issues potentially with renters not maintaining the homes. The Board mentioned that power washing is not being kept up but is a quick and easy visual improvement to homes. Jennie noted that visible eyesores will be dealt with in accordance to guidelines which are as follows. First there will be a friendly reminder, then a warning, followed by a hearing meeting with board which will be the community member’s time to go to board with their reasons for not addressing the issue. If the homeowner does not go to the hearing, they will receive a fine the next day. After 30 days, they will receive another fine. If at every point the homeowner does not try to correct the issue, then they will receive a delinquency notice, which is when they will be turned over to the attorney. The board anticipates that this will help with Brennan’s issue with renters not maintain the homes. When the owners get the fine, they’ll start a discussion with renters, and they will have to correct the issue.

These documents help elevate the standards and therefore the value of the community. Most people are compliant. Most get it done within the first 30 days’ notice period.

* + **Single Family Homes**

Jennie noted that they are similar to the rules and regulations for the townhomes, but more specific to single family homes rather than townhomes.

Heather makes a MOTION to Approve both sets of Rules and Regulations. Gerri and Ernie both seconded. All board members APPROVED. The MOTION PASSES.

**New Business**

* **Proposed 2020 Budget**

Jennie went through the proposed budget items.

A community member asked how many bids go out for landscaping. Heather responded that 3 bids came in and Brennan does closed bidding. She told the community that Brennan negotiated a lower rate.

Heather made a MOTION for the budget to be approved, Gerri seconded. All approved. The MOTION PASSES.

**2020 Community Projects**

Jennie asked what community would like to see. She told the community that one gazebo was repaired, several dead trees were removed, and lights at entrance repaired.

She told the community about Brennan’s 2020 mulch projects and minor playground maintenance as well as concrete repair plans.

**Election of Board Members**

As Brennan did not meet quorum, an official election could not be held. All existing board member retain their seats. The 2 people who voted themselves in were invited to the April 9th Brennan meeting.

**Open Forum**

A community member asked the board to put a sign out saying Brennan is a deed restricted community and no solicitors are allowed.   
The board responded saying that there isn’t much they can do about solicitors. They noted that if there are solicitors, they must wear a badge. It is the law to have a photo ID badge in Delaware. If they do not have a badge, the board advised community members to call the police. Politicians and religious organizations are exempt from this.

A community member cited for the record that during the week of Christmas, there was a shooting on Shawn Ln. They asked what Aspen, along with the Board, can do for security. The Board said that there is nothing they or Aspen can do for security. Gerri told the community member that they should reach out to the New Castle County supervisor or captain. Gerri told the community member that a drug number exists specifically for community members to call to tell police about drug deals or issues they suspect. Heather told the community member about predictability patrolling. She told the community member that predictability patrolling determines where cops patrol at specific times. So community members have to call the cops when they see things so the cops can come address it. Gerri and Heather reiterated that If homeowners or community members see something, say something. If calling the cops doesn’t help as much as the community member would like, they should then reach out to state representative –Stephanie Hansen. Gerri suggested a phone tree for everyone in Brennan having issues. Even if they are in different sections in Brennan, if they tell neighbors about something and all their neighbors call, the police will have to address the issue due to demand.

Community members mentioned that they didn’t like that trash isn’t thrown away around the basketball and tennis courts.

Dan noted that if community members don’t like things, they should get involved. He reiterated that they should come to the meetings or reach out to their representative on the Board.

**Adjourn:**Heather made a MOTION to conclude the meeting at 8:30. All approved. The meeting was concluded at 8:30 PM

**Next Meeting**

The next meeting will be April 9th, 2020