



Brennan Estates Maintenance Corporation Board Meeting  
**January 11, 2007 – Olive B. Loss Elementary School**

Roll Call:

- Glenn Matthew
- Dan McVey
- Zenobia Thompson
- Nemishh Mehta
- Rose Ann Smith
- Eva Grier

Open forum for questions from residents – 15 minutes

- Jason from Brittany Lane has a few concerns:
  - We have a problem on Brittany Ln in the cul-de-sac. There are two cars that come in at least once a week with late aged teenagers. We find used condoms, needles and bags of drug stuff in the cul-de-sac. The cops have been called and they have been given the license plate numbers. The cars fly down the street, sometimes with someone on the hood of the car. Glenn suggested that they take pictures of the cars. Rose suggested that they get involved with Town Watch and get on the call system. The fastest way to get the police out here is to have at least three calls made to them.
  - When we first moved into the neighborhood in 2001, there were a lot of hunters. Now for the past six weeks, there are a lot of gunshots and hunters every Sat, Sun and holiday. We can post no hunting if it is our property. Eva suggested looking on the record plan for the development to determine where our property ends. Call the park rangers when you hear it. You cannot fire a gun within 200 yards from someone else's dwelling. Glenn will look into this. Rose will have Greg notify Corporal Dowd.

Glenn calls an unofficial meeting to order at 7:25 pm.

Read and approve December minutes. There are three changes to be made to December minutes.

**Old Business:**

- Fountains on Brennan Blvd at Meadows – Glenn – This will be handled by Lawn Quenchers. We have to have Delmarva run a metered line for the electricity. Dan from Lawn Quenchers has a certified electrician who will run the wires to code after Delmarva gets us power. We do not know yet where we will run the power. Through Lawn Quenchers, we have made contact with a new handyman. He will clean the bricks out front this spring.
- Sprinkler system – Glenn – The sprinkler system is in and working. It has twelve zones: the whole front entrance, center isle, all the trees, and the triangle where the flowers are. They had a company that actually came in and dug under the road to get to the center isle. Unfortunately, because the electric lines that were put down by Nick were not put in by code, they hit the line. They have an electrician who will fix it. The sensors for the gazebo were all bad. We will have to pay a portion of it, but Lawn Quenchers will eat some of it as well. Total cost of the project was \$10,125 – which is \$125 over the original estimate. This one has twelve zones – the old one only had seven zones.
- Gazebo – Nemishh – Looked into pricing for maintenance free with floors. They all come unassembled. Home Depot will deliver. 10-foot gazebo is \$3900 and a 12-foot is \$5900. We need the pricing for now and once we get a total cost, we can put it into the budget for 2008. What size is the gazebo across from the swimming pool? Do not know; however, this gazebo will be the size of the Southwoods playground.
- Newsletter – Glenn – Thank goodness for Greg. The latest newsletter turned out very nice. Glenn would like a board member to work directly with Kristy to take it off of Glenn's plate. Rose will handle this going forward.

### **New Business:**

- Treasurers Report – Gerri –
- Architectural Review Committee Report – Dan – Nothing new to report
- Deed Restriction Committee – Aggie – Not present
- Deed Restriction Letters – Tracy – Glenn does not know if they went out. Deed Restrictions state the garbage cans cannot be out for more than twelve hours for pick up.
- Election of Officers – Glenn – All the information went out in the newsletter. We are waiting for nominations to come in. We currently have one nomination for the Terrace Townhouses. So far, the following board members will run again: Gerri, Zenobia and Tracy. Toni is not going to run. Glenn will check with George to see if he is going to run.
- Lights in front entrance – Glenn – we already discussed that they hit the lines.
- Civic Association Report – Stephanie is stepping down because she is having a baby.
- Town Watch Report – No calls. Please call Greg and let him know what is going on. Can we put Town Watch signs up in the neighborhood stating that this area is under 24 hour surveillance? We can look into potential lighting also.
- Any additional items for discussion – BEHMC –

- Some neighbors are asking what can be done about the parking in the Terrace Town homes. There is nothing in the deed restrictions regarding parking. Some people are parking so that it blocks the driveway so that you cannot see when you back out of your own driveway. We can put an article in the newsletter asking for neighbors to be courteous.
- What are we going to do about the voting for the Terrace Singles? There was no space for nominations for them in the information that went out in the newsletter. Would the county let us do a mailing to just the singles? It is only 80 homes or less on 4 streets. Eva stated that since the addresses are not divided by sub-division, this could be a very timely task. Dan will re-type the sheet and Glenn will get it out to the singles in the Terraces.
- The annual meeting will be held on February 8, 2007 at Olive B. Loss

Meeting adjourned at 8:05 pm.



Brennan Estates Maintenance Corporation Board Meeting  
Annual Meeting  
February 8, 2007– Olive B. Loss Elementary School

Roll Call:

- Glenn Matthews
- Gerri Thomas
- Dan McVey
- George Whitaker
- Nemishh Mehta
- Rose Ann Smith
- Eva Grier
- Aggie Newhard
- Tracy Joniak
- Scott Reiter
- Jim Hansen

Special Guests:

- Senator Steve Amick
- Representative Richard Cathcart
- NCC Police Corporal Dowe
- Eva Grier – NCC Office of Community Government

Glenn calls the meeting to order at 7:10 pm

Words from our guests:

- **NCC Police Corporal Dowe** (Town Watch Representative) – He pulled the crime stats from October 1<sup>st</sup> until today. Anytime someone in BE calls the county police, it is captured in these crime stats. There were 118 calls of service. He has divided these calls up into a 5-step breakdown. Of the 118 calls, 67 were classified as crime related. Remember that the person answering the 911 calls is a civilian and the officer has the ability to re-classify once they arrive on scene. Of these 67 calls, 53 were re-classified to not a crime nature. Of these, 11 here in-house calls (domestic relations, something the block watch won't be able to effect). That leaves 3 as a total possible preventable. Of those three, there was a

burglary with no forcible entry, a criminal mischief and a robbery. The burglary could have possibly been prevented if the resident had locked their doors. The robbery incident was a resident at his mailbox and got hit in the head with a baseball bat and got money taken. The block watch is working vigilantly. There have been several incidents on Brittany Lane with a car and drug activities. The dates and times have been documented and there was an arrest made. No call for service goes unanswered. Some residents were upset about how an incident involving a stabbing on Balina in August was handled. The case got processed and charges were dropped. The officer that is handling that is on vacation and does not know what happened. Sometimes, the DA makes decisions that are best for the case and it is out of the officer's hands. Is there anything we can do to get a regular patrol car to go through the neighborhood? No, we do not have the manpower. If you get with Greg and give him the information, he can forward it to Officer Dowe who will get it out on the portal to the patrol officers. You can pull any of the crime stats for any area from the county web site at NCCDE.org. There was a situation last Sunday that involved a drug deal. There was one arrest for possession and one for trespassing. We have grounds legally to handle these people, both renters and owners. Our lawyer is working on it. You have to allow the system to work. We are following the proper procedures of our by-laws and deed restrictions. We are also working to get lights onto Brittany Lane. If you see a problem, call 911, not the non-emergency number. By calling 911, the call gets logged as a call to service and is recorded as a stat. We also had a situation on Wicklow and we worked with the owner and got the renters evicted. It took time, but we did get them out of our neighborhood. Officer Dowe will get the drug enforcement unit involved. Greg communicates with Officer Dowe. If you call 911, email Greg and he will get the information to Officer Dowe. If there is no probable cause, the officer cannot search someone just because you called 911. There is something called CPC, crime prevention check, which is what it sounds like the officer that responded to Brittany Ln did on the underage suspect. How do we address the speeding along Brennan Blvd? The tactical unit came out a little while ago and we had a lot of the residents that were not very happy with the police. It is a lot of your residents speeding through the neighborhood. Can the police check to make sure people are not parking on the sidewalks? If there are no "no parking signs" from DELDOT, the police cannot ticket. The community will work on this issue. The police can ticket if the vehicle is parked on the sidewalk. BE own the parking bays, can we put up "No loitering" signs? It is on our open space. The deed restrictions give our residents the right to use the open space. Signs don't do any good. We are working on the problem areas. Criminals do not like lights.

- **Representative Richard Cathcart** – I will work with Senator Amick and DELDOT to see if signs for the parking need to be addressed. Thank you for inviting us and we are here to help in any way we can. Do not hesitate to call us and the office or home. We work with Glenn all the time and would be happy to hear from any of you.
- **Senator Steve Amick** – Our primary concern is to listen and you have already

given me an earful tonight.

- - One of the big accomplishments that Rep Cathcart and I have achieved this year is the Summit Bridge resurfacing. There are only a total of 5 bridges in the U.S. that are owned by the Core of Engineers and 3 of them are located in Delaware, one of which is the Summit Bridge. It is a real challenge to get work done to them and we are not finished yet but the resurfacing was a great start.
  - Saving Chrysler – they are asking the state for a lot and also asking a lot from their union. We are hoping to save them because they mean so much to Newark, the community and the state. However, we have heard from Detroit that the plant is state of the art and even if we loose Chrysler, we are hoping to attract another big name out of Detroit. They will make an announcement on 2/14.
  - Relocation of US 301 – it’s been challenging to find a route that doesn’t interfere with too many things.
  - YMCA – we are working on a wonderful 17 million-dollar YMCA to be complete in January 2008.
- **Eva Grier** – Office of Community Governing in New Castle County
  - **Glasgow Regional Park** – The work will be completed in phases. Phase 1 consists of work on the roadways, grading, and drainage problems. These are being worked on now. The children’s play area should be complete by August 2007. The picnic shelters should be complete by September/October 2007. They will put out a bid this spring for the skate park that should be complete by October/November 2007.

**Questions on Budget for 2007:**

- What are our 2006 actual numbers? We won’t have those totals until March. Is it fair to say that with the budget we set for 2006, we will come in line with that?  
Yes.
- Treasurers report – Gerri – As of 1/31/07
  - Checking Account \$11,210.09
  - Replacement Fund \$70,139.39
  - Money Market \$32,404.28

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- We asked Altra to pick up trash in the Terrace town homes and the estimate was \$1,000.
- The total number of homes in the development is 824 – not 830. We do not know where the 830 came from in prior year.
- Why did communications go up by \$1,800? We have to pay for a mailbox; we send things to the board members, send letters to the homeowners for deed restriction violations. Currently 205 letters went out. We started with garbage cans. Legally, we have a right to do this. We have a committee for deed

restriction violations. The committee will decide where to go next. The letters stated please do not be offended. It is not a personal affront on anyone. We had to focus on getting the money back in line first and now that that is taken care of, we are going to focus on getting deed violations back in line. The letter should include a date that the violation occurred. Why can't we knock on doors to inform of violations instead of a letter? There are too many homes. The letter format needs to be changed to include a violation date. Does the committee have records of everything that is approved? We have records for the last four years. The committee is not looking to see if you have the right paperwork. We are just looking to make sure you are in compliance.

- Architectural Review changes go through Dan. You can go through the web site or the main phone number.
- We are looking to hire several teenagers to clean up the community. Currently we have two boys that are interested. They must be 16 years old or older. We tried to organize a clean up day two years ago and four residents showed up. Senator Amick stated that if we are interested, the Plummer Correctional Center is ready to send out work release. A lot of neighborhoods are changing some of their open space into wildflowers, etc to cut back on lawn cutting expense. The Department of Agriculture will work with you on this. Our actual grass cutting cost is \$48,000. The additional costs are to help maintain the ponds.

**Election of Board and Budget Vote for 2007 – 10-minute recess:**

Arbours –	Zenobia – 6 votes
Meadows –	Kehinde – 4 votes
Woodlands –	Tracy – 8 votes
Terrace Singles –	Toni – 5 votes
	Jessica Schinzel – 2 votes
Terrace Town homes Glenn	- 14 votes
	Zach – 9 votes
	Fred Taber – 2 votes
	Jason - 6 votes
Budget	71 yes votes
	1 no vote

**Explanation of progress in the community**

- Zenobia and Glenn got the grant from the Division of forestry. We will apply for it again this year. We replaced trees at Southwood and Meadow ponds and along tree line drive
- The lights in the basketball court
- We now have a working sprinkler system in front of the neighborhood. It cost \$10,000 and we will have a contract to maintain it.
- We formed an Architectural Review Committee
- The deed restriction committee will be put into action this year.

- Playgrounds were mulched. We used a new kind of mulch so that it won't break down as quickly.
- Doggie waste stations were installed.
- The ponds were cleaned and maintained
- We put up a new kind of fence at Southwoods pond. We had a green chain link fence and they were cutting it every time we fixed it. We took it down and put up a metal one.
- All signs including the gazebos were painted.
- The sign at the Meadows needs to be replaced.
- The Southwoods playground did not meet code. We had it completely replaced and it now meets code.
- Anyone who wants to join the deed restriction committee will report to Nemishh and can stay completely anonymous.
- If you have any teenagers who want to work call the main number at 838-6510.

The meeting adjourned at 9:15 pm



Brennan Estates Maintenance Corporation Board Meeting  
March 8, 2007– Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Dan McVey
- Rose Ann Smith
- Eva Grier
- Zach Knox
- Zenobia Thompson

Glenn calls the meeting to order at 7:15 pm

Open forum for questions from residents: No residents present.

Read and approve February minutes

- Dan makes motion to accept February minutes with no changes
- Gerri seconds motion
- Motion carries
- 

There is one guest, Ruby Dilmore, legislative aide to Bill Powers. The county council has been working hard on a comp plan. He has gotten another ambulance put into the sub-station. We will be moving Appoquinimink library out of Middletown High School. It will have it's own building. He recently signed with Bear Babe Ruth to build their own fields in Middletown.

**Old Business:**

- Lights at the Front Entrance – Glenn – Lights were repaired – The lights were not originally put in to code. When the sprinkler system was put in, they cut the lines to the lights since they were not put in deep enough. The lights at the exit are still not on because the breaker keeps popping. He is still working on that.
- Deed Restriction Committee – Glenn – 205 letters were sent out. Glenn had 47 emails that he had to respond to. The letter offended a few people. Glenn worked on trying to smooth things out. A few people simply stated I'm not going to do it. We also sent seven letters out to residents who are interested in the committee.

To date, Nemishh has not gotten any phone calls. Please have anyone who is interested in volunteering for the committee to get in touch with someone on the board. The committee is anonymous. They will report to Nemishh and he will report to the board. You will be assigned an area that is not your own area. Terrace Town homes had 140 of the 205 letters. As of last week, 60 still had not complied.

- Newsletter – Rose – the next newsletter should go out sometime in April. Rose has volunteered to jot down a blurb and send to Kristy to update the newsletter.
- Fountains in the Pond – Glenn – The fountains are a go. The company that did the sprinkler system is checking with Delmarva to see if we can tap into the lights from Brennan Blvd. The big pond at Primrose and Brennan Blvd will get the first fountain. Delmarva will meter the fountains, so we will get a bill for this.

### **New Business:**

- Voting for Officers (President, V. President, Treasurer, Corresponding Secretary) – We are supposed to do voting tonight but was hoping there would be a few more board members. We will come back to this because I know a few of the board members are running late.
- Treasurers Report – Gerri – as of 2/28/07
  - Checking Account \$10,837.11
  - Replacement Fund \$70,158.22
  - Money Market \$33,670.31

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- Architectural Review Committee Report – Dan – no report
- Deed Restriction Committee 2nd Letter – Glenn – the second letter is getting ready to go out. Glenn spoke with our attorney, Barry Synder. A copy of the letter is here to look at. When the violations were viewed, it was never a violation at the curb. If the garbage can was in front of the house or on side of the house, there was a violation. Most residents know what we are talking about. Glenn asked Barry if we could put something in the letter in layman’s terms? If the board wants a violation date, we can do it; however, the lawyer doesn’t feel it is necessary. The second notice is the draft that was approved by the lawyer. We must maintain a consistency of 30 days. The committee needs to get together and send the second notice out. Does the letter go out on company letterhead? Yes. Then get rid of the date all together. We had two residents that we finally got out of the neighborhood. It was a rental and their trash was all over. Delaware property Management evicted them and we got someone new. We agree to take the date off the letter. Glenn also asked Tracy to put down the new law that helps Homeowner’s Associations to win these battles. As long as we maintain the consistency, we really can’t lose.
- Brickwork at Front Entrance – Glenn – Bleinheim cut corners with all the brickwork out front. They never put a liner under the bricks; they just laid the bricks right in the dirt. The contractor recommended the four triangle shaped

flowerbeds be pulled out completely. He can do the work in two phases. The first phase was over \$10,000. The two huge concrete slabs are just sitting on top. They are not cemented down. They really should be glued down and sealed. Three years ago, one of the slabs was pushed off. Can we go back to Bleinheim? Probably past the statue of limitations, unless it is part of the original record plan. A lot of cracks between the bricks. He can put filling in and it would look professional. Glen spent ½ hour pointing out his concerns, then the contractor pointed out about 30 other problems. Again, the contractors stated that the best bet is not in fixing it, but replacing it. Does he offer any kind of guarantee? Glenn will talk to him about that.

- Lights at End of Brittany Lane – Glenn – The cost are \$6,000. The original estimate was \$7,500. Two lights that would shine into the cul-de-sac and away from the houses. It would also be metered. Did we get a bid from Delmarva? No. This bid seems a bit high. We will get a bid from Delmarva.
- Set up Committee for Pond at Primrose – Gerri – The Primrose Pond looks horrible. Gerri and Zenobia spoke to one of the representatives from the last meeting and found out that we can work with the Division of Forestry to try to get a grant to help beautify the pond. The lots on Primrose went for \$10,000 premium. We should send a letter to all the Primrose residents. They could form a committee and with the help of Zenobia, we could work with the Division of Forestry. Since Primrose residents have to look at the pond, we would like their involvement. We have had DENRAC out to look at the pond. It is doing exactly what it is supposed to do. It just looks horrible. Gerri will write the letter to the residents. We also would not have to cut the berm. It is a good idea to engage the residents and see if they want to be involved. Maybe have a meeting with the residents. Eva advised that getting the committee together is fine. We were provided a list of vendors at the seminar. Once you have a plan formulated, you need to run it by the Division of Special Services at 395-5700 to ensure that the county is in agreement and in line with what you are going to do. The final plan needs to be approved by a county engineer.
- Civic Association Report - no one present
- Town Watch Report – No report – things have been quite
- Any Additional Items for Discussion (BEHMC) –
  - Someone is carving into the Meadows sign
  - Where are we with the gazebo for the Arbours? It will be in 2008's budget.

### **Voting for Officers (President, V. President, Treasurer, Corresponding Secretary)**

- President
  - Gerri nominates Glenn Matthew for President
  - Scott seconds
  - Nomination carries

- Vice President
  - Gerri nominates Dan McVey for Vice President
  - Scott seconds
  - Nomination carries
  
- Treasurer
  - Dan nominates Gerri Thomas for Treasurer
  - Zenobia seconds
  - Nomination carries
  
- Corresponding Secretary
  - Glenn nominates Tracy Joniak for Corresponding Secretary
  - Gerri seconds
  - Nomination carries

5-Minute Recess  
Closed Session

Dan motions to adjourn the meeting at 8:25  
Scott seconds the motion  
Motion carries



Brennan Estates Maintenance Corporation Board Meeting  
April 19, 2007 – Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Dan McVey
- Scott Reiter
- Eva Grier

Old Business:

- Lights at front entrance – Glenn – The lights at the front entrance are fixed. This was a problem when the sprinkler system was installed; the wires to the lights got cut because they were never put in to code. They are now fixed and per code. This cost us \$4,700
- Deed Restriction Committee – Nemishh – The second letter is ready to go out. Each board member needs to go through their section and make a list of violations. Christy from lawyer's office made the letter into more layman's terms. Nemishh will get the list complete so the letters can go out.
- Newsletter for April – Rose – The newsletter should go out this month
- Fountain in pond – Glenn –this subject has been tabled for now.
- Deed Restriction committee (Board) 2<sup>nd</sup> letter – Glenn
- Brickwork at front Entrance – Glenn – The estimate was for \$9,200. He broke it down into two parts, the first one being \$4,850 and the second one \$4,500. This has not been approved and we do not have enough board members to vote tonight.
- Set up Committee for Pond at Primrose – Gerri – Gerri will get a letter out to the residents at Primrose. Eva suggested contacting Janice Hawkinson at Special Services at 395-5700. An engineer can look at and approve what you want to do since the county has certain requirements for land around a pond area.

New Business:

- Treasurers Report – Gerri – as of 3/31/07

○ Checking Account	\$5,388.37
○ Replacement Fund	\$70,179.08
○ Money Market	\$46,392.32

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- Architectural Review Committee Report – Dan – Nothing unusual. A few fences, a pool, one person who is going to put in a request for an attached shed. We also have someone who is changing their door in Southwoods because the old one rotted out.
- Light at end of Brittany Lane – Zenobia / Glenn – We got an original quote from Custom Electric for 15 ft pole and two lights for \$6,165. Delmarva quoted for a 30 ft pole with one light at \$5,800. Zenobia and Glenn are going to meet with Delmarva at 10:00 on Tuesday.
- Office of Community Governing – Glenn – New Castle County has proposed to eliminate the Office of Community Governing. Ruby Dilmore, legislative aide to Bill Powers is here tonight. Bill Powers has called a meeting to discuss this issue with Chris Coons on May 2<sup>nd</sup> at 7:00 pm at the Troop II building on Rte. 40. Tell anyone you know that they need to attend this meeting. This department saves our community tens of thousands of dollars a year. Our taxes are going up and the services are going away. We should try to look into what we are going to do when this does happen. We need to come up with a game plan for when we loose our resources. It is going to happen soon. They have been bombarded from the state level pressuring them not to get rid of this department. Our assessments and two of the newsletters will be out before the change. Bay Point is using a different consulting firm. They are paying \$40,000 plus and are not happy with them. The county pulls from the tax database from New Castle County. The sole purpose of this meeting is to convince Chris Coons and the county council to keep this department. We know that six of the thirteen council members are in favor of keeping this department. We need to have support in the room on May 2<sup>nd</sup> to show Chris Coons that we want this department to stay.
- Neighborhood Clean up Committee – Glenn / Zach – We are going to put a notice in the newsletter to get students in the neighborhood that are 16 years old and older to hire them to help clean up the neighborhood. Zach Knox will chair this committee. They will call the main voicemail number if they are interested in working.
- Programs for Kristy for Website – Glenn – Kristy does not have the correct software to update the website and work the general mailbox. It will cost approximately \$500. Kristy will get the specific program package information for Jim Hensen. Glenn will then forward an email to all board members for a vote. Eva asked if the programs can be put on the front side of the website so that anyone with a password can make the changes. That way, it would be a one-time cost to the board. We will forward this question to Jim as well.
- Restarting List Serve with Restrictions – Glenn – Do we want to restart the List

Serve with guidelines? You would have to agree to specific terms and if you violate the terms, you will be taken off the List Serve. Scott and Dan both stated that the List Serve is more trouble than it is worth. Restrictions work nice until you tell someone they cannot say something and then they question their right to free speech.

- Civic Association Report – no one present from Civic Association
- Town Watch Report – no one present from Town Watch
- Any Additional items for Discussion – BEHMC

5 – minute Recess  
10 Minutes  
Closed Session

Meeting adjourned at 8:10 pm



Brennan Estates Maintenance Corporation Board Meeting  
May 10, 2007 – Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Dan McVey
- Scott Reiter
- Zach Knox
- Rose Smith
- Zenobia Thompson
- Eva Grier

**Old Business:**

- Deed Restriction Committee – Nemishh – Nemishh is handling this; however, the committee that was set up does not exist. We need to get something in the newsletter to rekindle interest. Glenn has done the Terrace Town homes.
- Newsletter for April – Rose – The newsletter in April will not go out in April. Kristy has two things to go into the newsletter. Glenn will call Emma again. Zach will chair the committee for the development clean up. We need to put something into the newsletter to state that anyone over 16 yrs old should call the main phone number at 838-6510. Kristy will forward any messages to Zach. They will need to provide invoice of some sort. What are we paying them? We did not come up with a pay structure. If under 18, they need working papers. Is there liability for insurance? Anyone who lives in neighborhood is covered under BE Liability insurance.
- Fountains in pond – Glenn – we are going to table this because of the possibility that the Office of Community Governing is going away. We have set aside \$10,000 for this; however if the Office of Community Governing goes away, we may need this money.
- Deed Restriction Committee 2<sup>nd</sup> letter – Glenn – The second letter has been sent to Nemishh. It does not have a date on it. The lawyer did approve it. It states that the trash can cannot be visible except for collection day. On collection day, it must be at the curb.
- Brickwork at front Entrance – Glenn – American Masonry came out to look at the brickwork. If any of those slabs fall, we will have a huge problem. The bricks

were not laid on a foundation. He recommended we replace all of it on both sides. The triangles that have flowers on them. Anything that is 3-4 inches high. The estimate was for \$9,200. He broke it down into two parts, the first one being \$4,850 and the second one \$4,500. This has not been approved because we did not have enough board members to vote at last months meeting. The lights at front entrance were on Sunday afternoon. One of the sensors is broken and he will be out to fix it. Will he check to see if a permit is needed? There are some limitations when a community does it versus the developer. Dan recommends that we do it all at once. He stated that we are getting into the time of year that we will have skateboarders and if something happens we will be liable.

- Zenobia makes a motion that the brickwork to be done at the front entrance be done in one phase for \$9,200.
- Scott seconds motion
- Motion carries
- Set up committee for pond at Primrose – Gerri – the Pond at Primrose needs to be beautified. We are trying to set up a committee of residents that live near the pond and need to look at it everyday. We would like that committee to come up with a proposal. We will then take that proposal and check with DNREC and Special Services to ensure what we are doing is allowed by the county. There is a lady with the Division of Forestry Sewer Conservation Board maybe able to help us. We will then bring the proposal back to the board.

#### **New Business:**

- Treasurers Report – Gerri – If we do not have the Office of Community Governing, we do not know what kind of expenses we will have. If we have a bad winter, we may not get fully reimbursed. My suggestion is to put a portion of our \$70,000 Replacement Funds into a CD and leave some for a slush fund. How much to the CD? Scott and Dan suggested \$50,000; Zenobia suggested ½ the fund. We did not get reimbursed a lot this year because of all the small snow and ice. We don't get reimbursed until it is 4 inches. I do not want us to have bills and not be able to pay them. Last year, we spent close to \$20,000. I feel a little uncomfortable with \$20,000. The entrance needs to be done because it leaves us in the face of liability. Everything else, we need to be very conservative.
  - Dan makes a motion that we put \$35,000 of our replacement fund into a CD
  - Scott seconds the motion
  - Motion carries

#### **Treasurers Report– as of 4/30/07**

○ Checking Account	\$15,946.18
○ Replacement Fund	\$70,199.27
○ Money Market	\$80,748.43

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- Architectural review Committee Report – Dan – Nothing major new
- Lights at end of Brittany Lane – Zenobia / Glenn – Glenn and Zenobia met with Delmarva to discuss the different options. We are waiting for a written proposal; the verbal was \$6,000. We talked about potentially running a line with meter and our own electrician can put in. It will be a metered light for three years. His concern is you are just moving people around. If you light up Brittany, they will just move to another area. Also concerned that the light would light up the houses. 30 ft pole from Delmarva and a 15 ft pole with an electrical contractor. It would be the same light as the tennis court and the residents at the tennis court are thrilled. Can they put a dimmer light or shade on? That way, the light would light the area but not the residents. We need to draw up something and have the residents sign it. Delmarva might require that. The houses at the tennis court are further away from the light than on Brittany Ln. Can they increase the wattage at Brittany? It is across the cul-de-sac – not by the parking area. Glenn’s initial idea was to put light closest to home and shine it away from the houses towards the woods. Delmarva kept saying to put the pole across, closer to the woods. Dan would like us to look into a spotlight. We might be able to add to the existing pole. Zenobia will call to see if we can add a spotlight to existing pole or a brighter light with a shade.
- Board Member Responsibilities – Glenn
- Neighborhood Clean u- Committee – Glenn / Zach – Zach will get this together.
- Programs for Kristy for Website – Glenn – Kristy does not have the correct software to update the website and work the general mailbox. It will cost approximately \$500.
  - Dan makes a motion to allow up to \$500 for said computer programs
  - Scott seconds the motion
  - Motion carries
- Restarting List Serve with Restrictions – Glenn – The List Serve is like a party on the Internet. Anyone who sends something out, you get a copy and then a copy of the reply. We had 125-130 residents on it. All they used it for was to slam the board. The List Serve was designed for members of the community to pass on information and the board to get information out to the community. For example, do you know a good plumber? If we re-start the List Serve with restrictions, you will be removed if you break the restrictions. The News Journal stated that 90% of things written online are negative. It seems like a lot of work at a time when we maybe inundated with work.
- May 2<sup>nd</sup> meeting regarding dissolving Community Governing – Glenn/Dan/Gerri – Potentially, the Office of Community Governing is going away the way it stands now. The billing would change. Now the check is made out to Brennan Estates. It would be made out to New Castle County. They would send us a check quarterly and they would collect the interest. We need to get on the same billing date, which would require a bi-law change. We would need 2/3 vote to change the bi-law. The eight employees would be dispersed to other offices. You would call the 555 number and get the run around until you find the right person. There was a meeting on May 2 where 55 –60 communities had a representative. Chris

Coons does not have a clue what the Office Of Community Governing does or how much they do for us. Our community is doing very well. We could take a step back. Currently, they send us our checks when they come in. We average about 80 checks per bundle. Until the May 2<sup>nd</sup> meeting, there was not a proposal on the table. Dave Tacket and Bill Powers are working on a proposal. The budget vote is May 22<sup>nd</sup>. Hopefully, we can keep this department. If not, the board members will take over a lot of responsibility. We will have to take over our own billing and newsletter. Eva is going to the Department of Land Use. One person is going to Special Services that will deal with storm water. Mr. Coons is cutting services everywhere. There are 61 vacant positions that are not being filled. NCC does not do this for us. We pay for and fix and replace and cut. I am concerned with what it means to our community if we loose this department. Chris Coons stated that no one has brought him a proposal. Dave Tacket said it is not true.

- Billing our own development – Dan – One board member would have to run the computer program to ensure the spreadsheet is updated, send out the bill and send out late notices. I don't know if on board member could do this, especially if they do not have an accounting background. We have talked to Barry Snyder. It is not considered co-billing of funds; however, it is unethical accounting practices. Delaware has not had a re-assessment in property tax since the 80's. There were a number of people who got up at the meeting and said to raise taxes. Glenn will be going to the May 22<sup>nd</sup> meeting. Dan has talked to a couple of neighborhoods that do their own billing. None of them are as big as BE. Quicken and Quick Books are about \$100-\$300. Staples has a \$90 removable hard drive. Tracy has a spreadsheet with the whole neighborhoods parcel #'s. The parcel # is true to the land/lot not the owner. The initial billing of 824 homes will be hard. We just bought the Finance Committee Quicken. We would need a program to keep track of who paid and who did not. We could create a letterhead to look like it still comes from NCC. Gail keeps a spreadsheet and sends to Gerri with each bundle of checks. Once per month, we would need to send out late notices. We have a few people that did not pay last year and did not pay again this year. Our lawyer has sent out the first letter. The first letter costs the homeowner \$50; the second letter \$50; and the third letter costs them \$250. Gerri will send Eva the list of homeowners that received the first letter from the lawyer.
- Civic Association Report – There is no Civic Association
- Town Watch Report – No one present
- Any additional items for discussion – BEHMC
  - 7 Megan Lane has trash in front of the driveway that is overflowing. Zenobia will call Eva.
  - We have all the signatures we need for the bank account.
  - We need a handicap curb cut into the right hand side of the boulevard towards the back of Megan Lane. Need to contact Steve Amick.
  - We are applying for a grant for new trees and a grant to have the trees pruned. It is a \$5000 with a \$5000 match. The walk between our development and Amberwood has many dead trees. I want the trees on

the boulevard completed. We had a contact in charge to contact Steve Amick. Glenn was going to do it. Are the trees in the right of way?

- The Bleinheim lot across from the pool has been staked to build. We have taken care of it for six years. Can we talk to the lawyer about billing them for HOA fees for the past six years?

Dan makes a motion to adjourn at 8:55 pm

Zach seconds the motion

Motion carries