



Meeting Minutes April 13th, 2016

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:03 pm on April 13th 2016 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Proxy: Vickie Coulter- Phillips

Proxy: Rose Smith

Sehkar Artula

Zenobia Thompson

Proxy: Gerri Thomas

Ernie Dempsey

Victor Santos

Courtney Glasgow Rinaldi

Guest speakers:

District Representative Earl Jacques

Questions and Answers:

- Landscapers are cutting back trees between and behind houses. We trim down bushes and weeds to prevent the tress from encroaching on private property.
- Parents should be contacted when kids are vandalizing! – There are no trespassing signs located throughout the areas that can cause a danger. Call the cops if you see kids in those areas and we will attempt to contact parents.

Announcement:

Heather announces that she makes a motion to step down as a board member. Ernie 2^{nds}. Everyone in favor. Heather also makes a motion to have Courtney replace her as a board member. All in favor. -Heather will remain president; Courtney Glasgow Renaldi will now become an active participant on the Board and a representative of the meadows.

District Rep. Earl Jacques representing Senator Bethany Hall-Long :

- Updates for a few road changes:
Major construction on 896 North and southbound at Denny road and Howell school Road. Expect extended delays
- 4-way stop sign added at Denny and Frazier. There have now been 9 accidents at that intersection since the stop sign.
- There is a shortage of bus drivers at Olive B. Loss. Transportation is working through it. At the moment, drivers are hard to get.

Playgrounds:

The castle playground was vandalized yesterday (April 12th 2016). A safety grate was damaged as well as the decking and supports. The blue grate was removed and caution tape was added around it to keep children away from that area. The incident was reported to the police and a police report was made. The are about several \$1000.00 dollars' worth of damage. The incident was reported to the police and hopefully, there will be an arrest made soon.

We need an audit for the playgrounds. We currently have an estimate from Playground Guardian, who can get us to Government standards. The company spends all day at the playground. They get a really detailed audit, but they make no repairs. The price is \$2,250.00 for all 3 playgrounds. All inspections will be completed the same day. Zenobia makes a motion to hire Playground Guardian. Heather 2nds the motion. Majority rules, all in favor.

Security and Lights:

The castle playground is under lit. Heather would like to add more lights, and she has an estimate for next month (May).

Neighborhood Resources/Deed Restriction Violations:

Heather spoke with Steve from Neighborhood resources. He works with an attorney which is very active and eager to help. NCC has a new law in effect. It allows Maintenance corps to levy fines against deed restrictions. The law would hold each violator responsible for fees until the violation is corrected. There are many other neighborhoods utilizing neighborhood resources to help with this process. The process is as follows.

1st notice- The violator would have 30 days to fix the violation to avoid further action.

2nd notice- If the homeowner failed to remedy the violation, they will get a second letter which would include 5 days to fix violation and then a \$100 fine and a daily fee until the violation is corrected.

The cost is 175.00 per deed restriction turned over to neighborhood resources to enforce. Heather proposes a motion to hire Neighborhood Resources to remedy deed restriction violators. Ernie 2nds the motion. All in favor.

Ernie asks what if we have repeat offenders? -Heather will ask Steve about this.

Part 2- Price/Fees:

The Board discuss what would be an ideal daily fee. Everyone votes for a daily fee between \$20 and \$25. A \$100 original fine and \$20 a day fee. A vote was taken and the majority voted for \$20 daily charge.

An official notice will be mailed in May to all homeowners making them aware of the New Castle county law in effect and that Neighborhood resources is working on our behalf to remedy deed restrictions and if necessary levy fines against the home owner.

Front entrance signs need replacing

Mark Janocha from signarama and lives in the neighborhood is present at the meeting. He proposes a new sign that is synthetic, PVC, no cracking/splitting. He will gather some ideas and send them over for the Board to consider.

Financial Info:

BUSINESS SUPER MONEY MARKET
REPLACEMENT OF ASSETS1842
\$121,043.62

BUSINESS SUPER MONEY MARKET
SNOW FUND ...634
\$8534.07

BUSINESS CONVENIENCE CHECKIG626
\$16,997.34

Any homeowner who would like a copy of this report may contact Gerri Thomas
[302.832.6170](tel:302.832.6170)

Adjournment: The meeting was adjourned at 8:25 p.m.

The next meeting is scheduled for May 11th, 2016 at 7:00 p.m. in the Olive
B. Loss Elementary School Library

Minutes submitted by: Alicia Diaz

Minutes Approved by: Heather McVey