



Meeting Minutes  
11 December 2013

**Opening:**

The regular meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:07p on December 11, 2013 in the Library of the Olive B. Loss Elementary School by Heather McVey.

**Present:**

Heather McVey, Nemishh Mehta, Gerri Thomas, Vicki Coulter, Zenobia Thompson and Carol O'Donoghue.

**Guest Speaker:**

State Representative Bethany Hall-Long advised us to continue to keep watch on security issues throughout the holiday season. She informed us that the State goes back into session in January and will remain in session every Tuesday and Thursday through June. The State continues to tackle the job situation in Delaware and the Affordable Care Act signups are running a lot smoother in our State.

**AGENDA**

**Homeowner Questions/Comments:** If your black key that controls the manifold that shuts off the water breaks, try calling Veira. If they have any left, they may send you a bigger red key for free.

**Financial Outlook:** Gerri was not yet in receipt of the bank statements and would share the figures with the Board Members as soon as she received them.

**OLD BUSINESS**

**Tennis Courts:** Jerry Phillips – Repairs are now complete. The contractor replaced the crank at no charge and recommends taking the net down through the winter. If left up, it will lose tension if remained cranked. Jerry volunteered to take the net down and Heather suggested that we contact the contractor at the start of the spring season

to have it put back up. It has been approximately three years since the court was last painted. The Contractor's recommendation on painting the court is every five years.

**Ponds/Fountains:** Gerri – Ponds are done. Pumps are in and there are two additional pumps in storage for rotation every year. Playground lights are now all working.

**Trash Pick Up:** Gerri – No major issues. Gerri contacted the trash company and told them of the cans they had missed.

**Lawn Service:** Glenn (not present) – Leaves have been removed and cut-back of vegetation will take place once each year.

**Trash Cans:** Heather – Four new cans were installed. The three cans in front of the school were made larger. All doggie stations are in and locks have been purchased.

**Sidewalks:** Jerry – Phase Two of sidewalk and curb repair is underway. Additional areas have been added and all of the areas will be marked. Gerri says that there are additional maintenance and repair funds left over from 2012 that can be used toward Phase Two if necessary.

**Meadows Gazebo:** Heather – Gazebo will be done in the Spring.

**Mailboxes:** Heather – Mailboxes will be painted in the Spring.

## **NEW BUSINESS**

**Deed Restrictions:** Heather – Continue to bring all violations to Heather's attention and letters will continue to be sent to any and all homeowners in violation.

**2012 Dues:** Heather – No liens have been placed. The assistance of an attorney was not needed for collection. A final 2012 delinquent list will be prepared and final letters sent out to all homeowners with delinquent dues.

**Budget:** Vicki – A few changes were made to the 2014 Budget. Zenobia motioned to approve the changes as a draft. Vicki seconded the motion and the motion was passed with a unanimous vote. A final will be sent to each homeowner to be voted on in February.

**Adjournment:** The meeting was adjourned at 9:02p.

The next meeting is scheduled for January 8, 2014 at 7:00p in the Olive B. Loss Elementary School Library.

Minutes submitted by: Susan Muzzleman

Approved By: