



Meeting Minutes
5 February 2014

Opening:

The Annual Budget/Board Elections meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:08p on February 5, 2014 in the Library of the Olive B. Loss Elementary School by Heather McVey.

Present:

Heather McVey, Chandrasekhar Arutla, Gerri Thomas, Vicki Coulter, Ernest Dempsey, Glenn Matthews, Carol O'Donahue and Rose Smith.

Guest Speakers:

State Representative Bethany Hall-Long reminded us that the State is back in session until the end of June. She congratulated the Board on an excellent job and informed us that there are 51 municipalities in Delaware and our community is as big as one of those towns.

State Representative Earl Jaques informed us that a house was recently dedicated to homeless veterans through the House Veterans' Committee. He said one out of every six homeless person is a veteran and half of those are women. The Federal authorities and DNREC have been rescheduled to inspect the drainage issue on Dunleary due to the weather. The Governor wants to propose a \$1,000,000.00 budget to take place over the next five years to improve Delaware's infrastructure. He proposes a \$.10 tax on gas to help pay. If it passes, Rep. Jaques will propose that a percentage of the tax on gas be used to improve our communities' roadways. The expansion of Howell School Road will take place between 2015-16. Rep. Jaques is against funding higher education. The State already provides \$130,000,000.00 to the University of Delaware where only 28% of the students that attend are Delaware residents. He also feels that some of the nicer things being done in North Wilmington should be done here as well.

AGENDA

Budget Q & A: There is currently \$110,000.00 in the Replacement Fund. It was asked whether or not ground and maintenance comes out of that fund? No. Anything done to or repairs at tennis courts, basketball courts, playgrounds and gazebos comes out of that fund. We are budgeting more this year due to the fact that the concrete work took up a huge amount of money and there is still concrete work left to be done this year. There was a larger amount budgeted last year for trees and shrubs due to the fact that bush hogs were used to cut back overgrowth at all open spaces that needed it. That initial charge was expensive and now only a little is needed for maintenance here and there. The expense on ponds and fountains comes out of the operating budget not the replacement fund.

Budget Vote: The Budget has passed as-is with a 53 to 2 vote. All ballots were audited to make sure everyone is an owner and listed on the Deed. Heather thanked all eight homeowners for attending.

Election of Board Members: Glenn stressed the necessity to have a full Board. Open positions were filled. Heather thanked everyone.

Homeowner's Questions: Who performs maintenance? Altra and that company was obtained by sealed bids. What about the pool? It is not affiliated with the community at all. Deldot maintains streets. The association handles all common areas. Can the driveway be concrete? No. Will we get any reimbursement for monies spent on snow plowing? Yes. We met the 4" requirement to get reimbursed for a portion of the cost of snow removal at least 3 or 4 times. Since Brennan is a major cut-through, snowfall accumulation is based on measurements taken at any of the locations at Newark, Troop 2 or Middletown. If any one area measures 4" we are eligible for a reimbursement on snow only not salt.

Delinquent Properties: Can judgements be placed against a person's credit report for those not paying their dues? Rose and Gerri will check. Rep. Jaques suggested asking a Sheriff's representative to attend a meeting to advise on how to "tag" homeowners tangible property in an attempt to collect on outstanding dues.

Financial Outlook: Phase 2 of the concrete project will begin. If anyone knows of any concrete or curb issues Heather has asked that you email the association. Remulching of playgrounds with 2" and the overhaul of the Meadows entrance gazebo with wood repair and painting will take place. All cluster mailboxes will be painted in the Spring. We will be checking into the cost of solar lighting for the gazebos and this item will be placed on the March agenda.

Deed Restriction Violations: Heather has asked for anyone knowing of any violations to anonymously email the association. A complete list of restrictions is located on our website. Just a reminder that any changes to front architecture must be approved by the committee as well as anything major. Solar panels are allowed in the front or the back.

Adjournment: The meeting was adjourned at 8:10p.

The next meeting is scheduled for March 12, 2014 at 7:00p in the Olive B. Loss Elementary School Library.

Minutes submitted by: Susan Muzzleman

Approved By: