



Meeting Minutes  
January 11<sup>th</sup> 2012

**Opening:**

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:09pm on January 11<sup>th</sup> 2012 in Olive B. Loss by Heather McVey.

**Present:**

Heather McVey

Nemishh Mehta

Rose Smith

Alison Murray

Gerri Thomas

Toni Wilhite

Councilman Bill Powers

**A. Approval of Agenda**

The agenda was distributed by Heather.

**B. Approval of Minutes**

Toni motions to approve the November 2011 minutes. Alison seconds it. Minutes approved. Minutes will be posted to website.

Gerri would like to state that she misspoke in the Nov. 2011 meeting. She was well aware that we had to have the ponds cleaned at least twice a year to keep BEHMC in compliance with the county.

Toni motions to approve the December 2011 minutes. Gerri seconds it. Minutes approved. Minutes will be posted to website.

### C. Old Business

Bill Powers has nothing new to report. He is thinking that the Cook Housing project will not be going ahead as he believes some key deadlines were missed in the negotiations. The Bayview Road project has also been delayed for a second time.

#### **Delinquent Properties** –Gerri

\$1877.80 has been collected by the attorney for fees, which has been placed in the replacement of assets account. Penny and Gerri have finalized a list of all delinquent properties for 2011 and they will be sent a letter. They will all be forwarded to the attorney on February 1 2012.

#### **Sidewalks** – Heather

A catalogue of damaged pavements is still be made.

#### **Fountains** – Heather

These have been turned off for the winter.

### D. New Business

#### **Billing Proposal** – Nemishh

Nemishh states that the new company “Book Keepers II “will charge us \$2 per invoice for the assessment letters. Gerri would like to receive their bonding information and we would like a contract drawn up.

In favor: Heather, Tracy (by proxy), Alison, Gerri, Toni, Rose.

#### **Treasurer’s Report** – Gerri

As of 12/31/11

Money Market acct: \$32,506.37

Checking acct: \$49,832.80

Replacement of Assets acct: \$64,292.33

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

### **Architectural review** – Toni

Nothing new to report.

### **Abandoned Properties** - Alison

There is a vacant house – 4 Lotus Circle S. The home appears to have been broken into/vandalized – there is a large hole in the back door. The police have been called, but we are not sure how to proceed to prevent squatters or animals taking residence. Bill Powers states that this needs to be turned over to the code of enforcement. This can be logged online and the county will act upon it. Any banks that own these properties are now more efficient with dealing with these types of problems than they were a couple of years ago at the beginning of the recession.

### **Planters** – Heather

One of the planters at the entrance to the basketball parking lot on Brennan Boulevard has been pushed over from the inside of the lot. Glenn has priced out sizeable planters and they are very expensive. Heather thinks we could go for boulders or a retaining wall which would be cheaper. Gerri states that any barrier/planter or wall should be further into the lot. Heather would like to see evergreen plants in the planters. Heather will go ahead and get sealed bids. Heather will contact Jeff in regards to bidding on the 2012 landscaping for BEHMC.

### **Neighborhood Cleanup** – Gerri

People have seen Penny and her crew cleaning up around the neighborhood. THANK YOU. If Penny needs further supplies please contact the board.

### **Adjournment:**

Nemishh motions for the meeting to be adjourned. Gerri seconds.

Meeting was adjourned at 8:50 pm.

The next general meeting will be at 7:00pm on 8 February 2012 at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by: