



Meeting Minutes
12 June 2013

Opening:

The regular meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:06p on June 12, 2013 in the Olive B. Loss Elementary School Library by Heather McVey.

Present:

Heather McVey, Nemishh Mehta, Gerri Thomas, Glenn Matthew, Zenobia Thompson and Alison Murray.

Guest Speaker:

State Representative Bethany Hall-Long spoke briefly about ways the State could help get different issues taken care of. The "calming" area can be readdressed with DelDot. Heather expressed how nice the flashing signs were. There are supposed to be two more on their way. Bethany is checking on their whereabouts. Gerri thought it a good idea to have one at the end of Brennan as well. Alison shared that she heard that Rt. 40 would be closed last two weeks in August for work to be done and should reopen by the time school begins again. Bethany reminded everyone that construction is never set in stone and this too could change.

Homeowner Questions/Comments: There is a toddler swing broken in Castle Park. Heather said we would most definitely have it taken care of as quickly as possible.

AGENDA

Financial Outlook: As of 5/31/13 –

Business Money Market Account \$19,156.94
Checking Account \$44,515.09
Replacement of Asset Fund \$90,480.16

The Money Market Account includes snow money left over from 2011. A Motion was made by Alison to transfer \$9,156.94 into Replacement of Asset Fund account and leave \$10,000.00 into the Business Money Market Account for future snowfall

necessities. Zenobia seconded the Motion. All agreed and the Motion was set. Gerri will transfer \$9,156.94 into the Replacement of Asset Fund account. All agreed that \$10,000.00 a year should be put into the snow account capping the total at \$40,000.00. Gerri did not have the figures calculated yet from 2012 so no amount has yet been determined for transfer to any account from that year. Heather suggested in 2013 taking \$3,333.00 from the first two large checks Brennan receives and \$3,334.00 from the third one and deposit those amounts into the Money Market Account for this years \$10,000.00 snow fund total. A Motion was made by Alison to do this. Nemishh seconded the Motion. All agreed and the Motion was set. Anything over \$40,000.00 in the Money Market Account would be transferred into the Replacement of Asset Fund. Gerri Motioned that this also be voted on. Alison seconded the Motion. All agreed and the Motion was set.

Gerri reminded everyone that any homeowner wanting a copy of the Financial Outlook could contact her and she would send them a copy.

Delinquent Properties: Gerri received information for our attorney but could not read the print. She will send a copy to Ruby. Nemishh asked that it be sent to him to see if he could read it.

Deed Restriction Violations: Alison has forwarded one to Rose. There are currently issues with cars parking in front of or on other people's properties. Unfortunately, this is a police matter and homeowners are informed to contact the police to have vehicles towed.

Architectural Review: Heather only received one for the entire month.

OLD BUSINESS

Sidewalks: Jerry (not present) – Still waiting on sidewalk repair proposals. Additional concrete damage has to be marked first. An area was marked in front of one homeowner's house. That mark should be powerwashed as it is a county concern and not something we are responsible for.

Playgrounds: Heather – There are no recommendations on repairs yet. Brian has looked at the equipment and we are waiting to hear. Heather will followup. There is graffiti in Castle Park. Glenn suggested powerwashing it. There is concern that if it is removed now, will it be spraypainted again. Should it be done now or wait until school is back in session. Nemishh though we should remove it only once. Alison suggested charging the "artists" \$50.00. Heather thought we could send an email to everyone asking for information on finding the culprit(s) offering a \$50.00 cash reward then passing that amount onto the parents of the guilty party(ies). Glenn motioned that this be put in place. Gerri seconded the Motion and a unanimous vote in favor set the Motion.

Tennis Courts: Jerry (not present) – No word from contractor on start date yet. Jerry will call.

Ponds/Fountains: Anuja (not present) – Motor is on order. Gerri will lemail Anuja to ask her to call to find out the status on the motor's whereabouts. Zenobia said there was still algae in one of the ponds even though it was treated last month. Glenn informed her that the company that does the chemicals only does half a pond at a time so as not to kill good bacteria. It should be clearing up soon.

Meadows Gazebo: Rose (not present) – Two estimates were provided as Option A and Option B. Heather will call the contractor on two counts – (1) to see if it's possible to combine parts of A with B; and (2) since the cedar shakes definitely need to be tended to, whether or not it would be beneficial to replace only what needs replacing, clean them and seal them which, according to one homeowner would be cheaper. Doing this using a higher grade product should lengthen the life the shakes by seven years.

Trash Pick Up: Gerri – The guys did a good job after the cutback working overtime and are now back to their regular schedule.

Trash Cans: Heather – It was agreed that the three main cans will be replaced with larger ones and one of the small ones removed will be repositioned farther down Brennan Boulevard toward the back on the right just beyond Shari, one at the playground area near enough to the street so the trash company will pick it up and one at the pond in the Woodlands. Doggie stations are needed at Castle Park as well as near the pond at the Woodlands.

Lawn Service: Heather – Glenn noted that the lawn service contract renews annually unless terminated by end of August and is checking into whether or not the initial contract has a clause for raising rates. The lawn crews are still missing the mark on some common areas. Glenn has had extensive conversations with the lawn company and its office staff and has offered to handle any complaints/concerns in the future regarding lawn service.

Solicitations: Heather – Anyone selling door to door must have a sales license and should be wearing an identification card where it must be visible. Politicians and religious organizations are not required to wear identification cards when soliciting. You may go to <https://dorweb.revenue.delaware.gov/d2d/> for more information.

Adjournment: The meeting was adjourned at 8:46p.

There will be no meetings scheduled during the summer months of July and August.

Minutes submitted by: Susan Muzzleman

Approved By: