



Meeting Minutes  
March 14th 2012

**Opening:**

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:04pm on March 14th 2012 in Olive B. Loss by Heather McVey.

**Present:**

Heather McVey

Nemishh Mehta

Rose Smith

Alison Murray

Zenobia Thompson

Penny Wagnon

Jerry Phillips

Gerri Thomas

Earl Jaques

**Guest Speakers**

Earl Jaques

March 24<sup>th</sup> is Community Day at Glasgow Park – was postponed in October because of the snow.

There have been robberies at Glasgow Park – please be vigilant with purses and valuables left in vehicles.

Two solar speed signs will be going up along Brennan Blvd. soon. After July, there should be more money in the budget and 2 more signs should be available.

Question from Resident:

For 3 years, people have been parking and blocking the driveway opposite his residence, making it very difficult to get out of his driveway. Per DelDot code – this is not allowed.

Heather states that this is not really a BEHMC issue. The best advice is to call the non-emergency police number and explain the situation to them.

#### **A. Old Business**

##### **Approval of February 2012 minutes:**

Heather motions to approve minutes, Nemishh seconds. Minutes will be posted to the website.

##### **Sidewalks –Heather**

We have a list compiled and we will start to get bids and moving with the repairs.

##### **Lights – Jerry**

There is a light out at the corner of 896 at the BE sign. Heather explains that we usually call the electrician when we have a batch of bulbs out. She will do this.

##### **Fountains – Heather**

These should be re-installed in April. Gerri will call and have the installed the sooner the better to prevent algae with these warmer temps.

##### **BasketBall Court Area – Heather**

The planters have been damaged at the entrance to this parking lot and another barrier needs to be considered. Jeff from Ulta suggests a retaining wall with flowers so cars are not allowed into the parking lot. The wall will be situated further into the parking lot. This is the year to re-spray the surface of the parking lot, hopefully an Eagle Scout can make it kid-friendly with a hopscotch. The fence along the lot is also damaged, Penny suggests we remove the fence instead of repairing it to prevent future damage and costs.. Gerri states we have only repaired the fence one time. Heather suggests we get a plan and then we can vote on: a/ to approve the retaining wall, b/ to take down the fence. Heather will bring a plan to the next meeting and Jerry will find out where we would be able to store the remnants of the fence to use in other areas of the neighborhood.

##### **Clean-Up – Penny**

Penny has removed the horse from the Castle playground, she has it stored in her garage. It keeps breaking. We need to remove the spring from the ground. The horse cannot go

back in the park as it is not designed to be a stationery horse. The Board has decided the horse can be thrown away.

Two teenagers have been organizing the clean up on Brennan Blvd, athletic grounds and the 3 playgrounds. Gerri has been supervising little kids on small clean up outings. Penny would like to resign as clean up person if someone else is willing to take it on. No volunteers as of yet.

### **B.New Business:**

#### **Landscaping Bid for 2012 – Jeff from Ulta**

Jeff's fees would include: mowing weekly, edging, mulching, weeding , tree rings, 3 applications of weed control, pruning and Spring & Fall mulch of beds. Fertilized areas are Brennan Blvd, Ballina Blvd and the soccer fields.

Annuals are an additional cost. We have always had annuals at the front and at the subdivision signs. Doesn't recommend cutting back the annuals at the entrance. Cost has been \$2000 for Spring and \$2000 for Fall. We could save \$1500- \$2000 if we just planted annuals at the entrance.

We have tried to cut back on algaecide, we've tried to treat the pond with a ½ dose. The earlier you treat the ponds the better off – don't wait until May or June – too late. We have also performed 2 applications of Vegetation control on top of the ponds to prevent the vines. The States requires this is performed twice annually. Jeff advises we should do it more than twice a year. Jeff things we did well on our 2011 applications.

Weed control is done once a month on Ballina Blvd, and any open space is once a year. They edge sidewalks.

Spray the sidewalks twice a year in the cracks for weeds.

2011 sprayed twice for bagworms – just because cocoons are visible doesn't mean that the bagworms are alive.

Ulta has been replacing the mulch chips in the playground. Spraying in the playgrounds once a month for weed control.

For the pruning of the trees – Jeff looks to the Board for suggestions because it is a high cost service.

Jeff hasn't raised his prices in 5 years and we currently have a contract with Ulta.

#### **Treasurer's Report** – Gerri

BUSINESS CHECKING  
AS OF 2/29/2012  
\$32,477.31

REPLACEMENT OF ASSETS  
AS OF 2/29/2012  
\$64,323.96

SUPER MONEY MARKET  
AS OF 1/31/2012  
\$32,522.36

Checks from the County come 5 times a year – the first one being received in May.

The lawyer charges the home owner a 50 dollar fee for the first letter. There are additional charges for each subsequent letter.

When the home owner pays he must pay the lawyer direct. The lawyer then will make payment to us on behalf of the delinquent home owner.

Any monies collected go directly into the assessment income line on the budget.

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

### **Tennis Court**

Should the tennis court be serviced?

### **Architectural Review** – Heather

Nothing to report.

### **Delinquent Properties** - Penny

44 Delinquent 1<sup>st</sup> Notice letters for 2011 have been sent out. Some already have received notices, filed complaints and are now on judgments. We are going to have to take some write offs as some people are out of the country.

It seems that the Sheriff went out to some houses and nothing happened. Penny will follow up with the Sheriff and make sure they inventory and seize. We're hoping that if the police go out, the word will spread that we will not tolerate non-payment. Several streets have multiple homes: Forsythia, Carrick and Wicklow. Penny is meeting with the attorney next week. Some residents have set up monthly payments. Zenobia would like to see the delinquent properties on the website.

If residents have not paid their 2012 assessment by the end of May, they will receive the first letter.

Within the next month, some money will come in.

### **Miscellaneous – Heather**

Glenn has asked to keep his Brennan Printer. Heather motions to approve his retaining of the printer, Alison seconds. The motion passes.

Tracy received the letter from the Billing Company, we are unable to use them for our Assessment billing because they are not bonded.

March 22<sup>nd</sup> Nemishh Mehta is hosting a Community meeting with Corporal Gladney and Bill Powers to discuss crime.

### **Elections of Officers – Heather**

President - Heather McVey – Gerri motions , Penny seconds. Heather elected

Treasurer – Gerri Thomas – Heather motions, Alison seconds. Gerri elected

Vice-President – Nemishh Mehta – Rose motions, Jerry seconds. Nemishh elected

Secretary – Rose Smith – Nemishh motions, Gerri seconds. Rose elected

Deed Restrictions – Alison

Architectural Review – Heather

### **Adjournment:**

Heather motions for the meeting to be adjourned. Alison seconds.

Meeting was adjourned at 8:30 pm.

The next general meeting will be at 7:00pm on 9 May at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by: