



Meeting Minutes
8 May 2013

Opening:

The regular meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:10p on May 8, 2013 in the Olive B. Loss Elementary School Library by Heather McVey.

Present:

Heather McVey, Nemishh Mehta, Rose Smith, Gerri Thomas, Jerry Phillips, Vicki Coulter, Zenobia Thompson and Alison Murray.

Guest Speakers:

Councilman Bill Powers and Representative Earl Jaques

Introduction:

Officers, Board Members and Guest Speakers introduced themselves to Brennan Estates new secretary.

First Speaker: Councilman Bill Powers discussed the budget. There will be no tax increase. Would like to present to County Council his thoughts on building a fund for the preservation of existing farmland. Currently, too many houses being constructed in the area. Heather questioned whether there was anything the homeowners could do. Bill suggested writing letters to State Representatives and Senators.

Second Speaker: Representative Earl Jaques mentioned two meetings he attended. One pertaining to new construction of mixed housing to take place on 45 acres next to Cornerstone Church off 896. The other was the Howell School Road expansion project. That project has been pushed back to 2015. The crossover and light on 896 will be eliminated where Howell School Road and Denny Road meet and a roundabout will be placed at Caravel Woods in an attempt to slow traffic. The intersection of 7 and 40 will be redone in 2017. Summit Bridge is still being worked on. Rt. 40 will be paved from 72 to the MD line. No dates on the commencement of that project yet. Feel free to make comments or voice concerns anonymously at Deldot.gov.

Delaware City Refinery is currently purchasing oil from North Dakota so all oil is being brought in by railcar. There will be 200 cars coming and going by end of June and this amount will increase. Porter Road and Red Lion Road tracks have been repaired. Rt. 40 track by Fox Run will be repaired. Rt. 40 will be closed for two weeks possibly in September. Earl suggested quiet zones at railroad crossings to be approved by the Highway Department to put up non-crossable gates so that trains will not have to blow their horns as they approach.

Homeowner Questions/Comments: None.

AGENDA

Financial Outlook: Statement was not available at the time of the meeting. Gerri will email the information when available. Gerri mentioned the 2011 snow money and suggested putting all future unused snow money into the Replacement of Asset Fund.

Delinquent Properties: Gerri has sent out all delinquent dues letters. It was suggested that the new secretary assist Gerri with refinances and purchases. Nemishh thought the cost of sale paperwork be raised from \$50 to \$100. Heather thought refinances could then be charged \$50. Alison motioned to vote on the subject. Zenobia seconded the motion. The motion was set with a unanimous vote.

Deed Restriction Violations: Rose indicated that both violations have been addressed and taken care of.

Architectural Review: Heather asked that she be sent an email if anyone notices any major construction going on that she may not be aware of.

Referendum: Heather stressed the importance to vote in favor of the tax increase which will ultimately maintain the quality of the schools and raise property values.

OLD BUSINESS

Sidewalks: Jerry – Nothing new.

Playgrounds: Heather – Walked with Game Tyme and saw that railings need to be replaced and the equipment is in need of powerwashing and some painting. The Woodlands looks good. The one by the school needs the most attention. Jerry voiced his concern on the cost of powerwashing.

This is a mulch year. The weeds will be sprayed and then the areas mulched.

Tennis Courts: Jerry – Repairs are on the docket. Company to call three days prior to starting and should be finished three days from starting. Heather will send email about the repairs. Heather asked Jerry about a Rules and Regulations sign to put up. Jerry will double check with Company.

Ponds/Fountains: Anuja (not present) – There is one broken fountain that needed a new motor. A 5-year life span is not uncommon on the motors. The storage locker has

old computers and records stored there. Gerri said to get rid of the old stuff. Heather suggested having Jim wipe the hard drives clean before disposing of the computers.

Lights/Signs: Zenobia/Heather – Zenobia contacted Ruby. All lights reported are now fine. She was not sure whether Delmarva came out yet but will check into it. Heather said that the signs on Brittany and Jasmine have been completed as well as the No Parking sign at Shawn and Wicklow.

Meadows Gazebo: Rose – Gerri asked Jerry about painting the mailboxes. Jerry gave an estimate to Heather which included painting the gazebo. Heather suggested getting two more estimates for comparison. Gerri thought we should wait and get the estimates on the sidewalk repairs before we spend money to paint the mailboxes.

The Meadows gazebo needs major repairs. Concerns about the base. Jerry said to get rid of it. Heather said we can't since it is filed with the County. Rose is getting more information. Jerry is going to have the Amish provide an estimate for a new one.

Trash Pick Up: Gerri – Trash near Dunleary. It was suggested by Gerri to give the trash guys more hours so all weeds and any exposed trash can be attended to. Jerry asked about the delivery of a trash can and Heather said Game Tyme is taking care of it. Heather was curious as to whether or not the trash cans on Brennan are being emptied. Gerri will check into it.

Lawn Service: Heather – Lawn maintenance is missing the mark on areas forgotten. The foreman needs to walk with the his employees so that they are all aware of what needs to be done. Heather reminded everyone that the lawn contract will be up this year and we may want to consider getting other bids.

Fence Around Pond: Jerry – No discussion was made.

NEW BUSINESS

Playground Irrigation System: Nemishh saw the system running at 9:00a. Everyone agreed that was too late. Heather will call to get the time changed to 6:00a.

Adjournment: The meeting was adjourned at 8:49p.

There has been no time or definite date set for the June 2013 meeting.

Minutes submitted by: Susan Muzzleman

Approved By: Heather McVey