



Meeting Minutes  
13 November 2013

**Opening:**

The regular meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:04p on November 13, 2013 in the Library of the Olive B. Loss Elementary School by Heather McVey.

**Present:**

Heather McVey, Nemishh Mehta, Gerri Thomas, Rose Smith, Vicki Coulter and Glenn Matthews.

**Guest Speakers:**

State Representative Bethany Hall-Long informed us that the State of Delaware is in a good place with the health insurance situation and asked anyone with questions or concerns not to hesitate to contact her. The new traffic pattern on Rt. 896 N and S at the 95 overpass is still ongoing. Northbound traffic lanes should reopen in two weeks. She will check on the situation. If anyone is in need or knows of someone in need of the Food Bank, please let her know. Amazon has hired approximately 1800 employees and is still hiring if anyone is interested. There is an Otts Chapel dairy manufacturer now here in Delaware.

State Representative Earl Jaques informed us that there were seven accidents in different areas of Rt. 896 and three on Rt. 40 since our last Meeting with three pedestrians killed in the last six weeks. There has been some concern over loud cannon type booms being heard in close proximity of the community. It was thought that the nearby farmer periodically shoots off a cannon to ward away birds. Representative Jaques asked that if it is heard again to call 911 so it can be definitely determined.

**AGENDA**

**Introductions:** New board members not present.

**Homeowner Questions/Comments:** None.

**Financial Outlook:** Gerri was not yet in receipt of the bank statements and would share the figures with the Board Members as soon as she received them.

**Altra:** Jeff with Altra was present to share his thoughts on maintenance. Since the overgrowing woodline was cut back last year then it should be groomed and maintained at least once a year about this time. Jerry mentioned that the pumps are all fixed. Jeff said the entrance to the community was seeded and top-dressed. All of the ruts are now out. Heather wondered if it was economical to cut back on treating the ponds for algae. Gerri thought that each month would have to be reviewed as far as weather, i.e. extremely hot summers provoking greater algae growth. Jeff suggested to begin treatments in April and continue each month and adding an extra treatment during the months of May, June and July indicating that treatments for algae run approximately \$1,000.00 each. He felt that the primrose could be treated once it has begun growing and then one additional treatment one month after the initial one. Jeff asked if the county had sent forms that are necessary to be filled out or if there was any indication that the county had inspected the ponds. Gerri will check into the matter. Jeff mentioned that the weeds throughout the common areas are sprayed three times a year and the vegetation growing through the cracks in the sidewalks are sprayed twice a year. Overall, the tree lines and the algae and primrose growth in the ponds was all that needs additional attention.

**Around the Neighborhood:** No news to report.

## **OLD BUSINESS**

**Tennis Courts:** Jerry Phillips – Repairs will be completed by week's end. He gave Heather the invoice to pay next week. The coloring in the repair area is a little different. The contractor suggested allowing the paint to cure to see if it would blend better over the next year.

**Ponds/Fountains:** Gerri – All up and running. Gerri will get all information on the lights from the electrician and pass it along to the Board Members.

**Trash Pick Up:** Gerri – There are three young men tending to trash now and they are doing a great job. Everyone agreed. There was broken glass on the walkway by the large gazebo. Jerry volunteered to pick it up.

**Lawn Service:** Glenn – All work on Dunleary is now completed. Heather has not gotten any complaints about the lawn service.

**Trash Cans:** Heather – They are in. They are custom made, coated and bigger. They will be installed next week by the contractor. Gerri wanted to know where the two new big cans were being installed so that she could tell the boys picking up the trash.

**Sidewalks:** Jerry – Contractor did not take into consideration the depth of the concrete to be removed so he stopped repairs when the total paid covered what he had completed per square footage. Everyone agreed to get another estimate from the contractor for what still needs to be completed and to call this portion of repairs Phase

2. Everyone thought the contractor did a nice job and all have agreed to use the same company.

**Meadows Gazebo:** Heather – Work was voted on last month and it will be repaired soon.

**Newsletter:** Rose – Nemishh asked if the volunteers had met with the accountant yet. Rose and Vicki will see that a meeting takes place with him before our next December meeting and they will ask that he attend the December meeting.

**Mailboxes:** Heather – Mailboxes are prepped. There was a ton of adhesive that needed to be tended to. We are now waiting on weather to proceed. Bases have been neutralized to help repel premature wear due to animal waste.

**Lights:** Heather – We now have replacement bulbs for three light poles at the playground.

**Adjournment:** The meeting was adjourned at 7:53p.

The next meeting is scheduled for December 11, 2013 at 7:00p in the Olive B. Loss Elementary School Library.

Minutes submitted by: Susan Muzzleman

Approved By: