



Brennan Estates Homeowners Maintenance Corporation

January 13, 2010

Olive B. Loss Elementary

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Nemishh Mehta
- Dan McVey
- Heather McVey
- Penny Wagnon
- Rose Smith
- Zenobia Thompson
- Tracy Joniak

Glenn calls meeting to order at 7:05

Open Forum for Questions from the Residents

- There are no residents present, but there were many complaints about the snowplowing
- Glenn said they are instructed to plow Brennan and Baleena and to keep the other roads as best as possible, which means that they plow 1 pass per street until the snow has stopped and then the must plow curb to curb. Normally they have 3 trucks, but this last storm they only had 2 trucks and then 1 of those trucks broke, so they were down to only 1 truck for some of the storm.
- Glenn had a long discussion with Jeff and Jeff said that after 20 inches of snow, they could have brought in a front end loader to remove the remaining snow, which would have cost more
- We pay for snow plowing by the hour
- During the storm there were many cars parked on the street, which makes snow removal difficult. Brennan and Ballina were relatively clear, but the other streets were not so great.
- The newsletter will go out in a few days and we will include something about asking the residents to park in driveways in the event of snow which will help with snow removal.

Old Business

Deed Restriction Committee- Nemishh –

- Nothing is new, the trailer is still there

Brennan Clean Up -Penny

- The kids were scheduled, but it snowed. They are re-scheduled to do clean-up this weekend
- They are going to be doing the main roads once per month and they a big clean-up on the playgrounds in March and then will maintain the clean up by doing 5 hours every other week.

Lights and Camera- Heather

- The proposal is on hold

New Business

Treasurers Report – Gerri

As of December 31, 2009

CHECKING ACCOUNT.....\$45,881.24

MONEY MARKET ACCT.....\$22,230.42

REPLACEMENT OF\$50,951.34
ASSETS

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

Architectural Review- Toni is not here

Playground Costs- Dan

- It will take some time for him to come up here and get a quote

Email List for Going Green- Glenn/Jim Hansen

- We are going green. There will be only 1 newsletter mailed per year, the rest of them will be done on-line
- We will put something in the newsletter about adding your email to the list.
- You will not be able to reply to the notifications. To do that, you will still have to send an email through the Brennan website.
- Jim can set up the list and the email addresses will be collected through the form on the Brennan website.
- The last time we tried to collect email addresses, we only had about 120 houses signed up. If we stop the newsletter from being mailed, it will only reach about 20% of the neighborhood.
- The newsletter will include something saying that if you would like to be on the email list, then you must fill out the form on the website. This form will require the division you live in and your address. This way, it will be easy to add or remove someone if they move.

Newsletter- Rose

- The newsletter will be going out shortly

Town Watch- Greg is not here

Civic Association- Lawrence is not here

Additional Items for Discussion

Nemishh makes a motion to approve the minutes from the past months

Penny seconds the motion

The motion carries

The meeting is adjourned at 7:40. We will now go into closed session to discuss the budget.



Brennan Estates Homeowners Maintenance Corporation

February 17, 2010

Olive B. Loss Elementary

Roll Call:

- Gerri Thomas
- Nemishh Mehta
- Dan McVey
- Heather McVey
- Penny Wagnon
- Rose Smith
- Zenobia Thompson
- Tracy Joniak
- Toni Wilhite

Heather calls meeting to order at 7:10

Bethany Hall Long, Our State Senator is here and would like to say a few words:

- Brennan is a great community to work with
- If there is anything that she can help with, please call her
- They have been very busy in Dover. It will be another fiscally challenging year and they will be looking to make some cuts to the budget, but they will not be cutting the reimbursement for snowplowing
- She has to leave early tonight to go to two other neighborhoods that did not get plowed at all because they have no homeowners association
- The workforce housing application has expired for Frazer Road, but they could submit another application
- She will come back again when the plans have been finalized for the traffic calming project
- Penny feels that part of the problem is the school and the lack of adequate parking. She doesn't think the road is really the problem
- Bethany said that the dialogue is still continuing and there is still time to revisit the calming of the boulevard

Introduction of the Board

- Heather Mcvey- Vice President
- Penny Wagnon- Meadows
- Toni Wilhite- Terrace Singles

- Gerri Thomas- Treasurer, Meadows
- Dan McVey- Meadows
- Nemishh Mehta- Southwoods
- Tracy Joniak- Woodlands
- Zenobia Thompson- Arbours
- Glenn Matthews is the president and he can not be here tonight due to a work emergency

Questions/Comments from the residents about the snow

- Jerry Stanton of the Southwoods commented that they did a great job with the snow removal
- Heather said that the crews worked for 48 hours straight and even used a front end loader
- Kathryn Chandler asked why a front end loader came in after the storm ended and was it a necessary expense? Heather responded that they wanted to stay ahead of the snow that was coming later in the week and we will be reimbursed a portion of the money by the state
- Another resident was concerned that the snow removal damaged the grass. Heather responded that the grass will be replaced by Altra at their expense.
- Toni said that the front end loaders were brought in to help near the townhouses where people park in the street and they were also used at the crossroads because the big snow piles blocked the visibility
- The majority of the complaints about the plowing were regarding the plows only making 1 pass down the road. They make that original pass during the storm so that an emergency vehicle could get down the street if it was needed. Then, after the storm is over, they go back and clean up the rest of the snow.
- A resident, who was a former firefighter, has concerns about the fire hydrants being blocked. Penny responded that this is something we should look at for the future so that snow does not get piled on top of the hydrant.
- Heather asked his opinion as to how this could be handled. He said that they sell a fiberglass pole that reaches 4 feet tall and there is a flag on it to mark the hydrant or you could put a dot on the road marking the spot where the hydrant is.
- As it turns out, the fire department has a map of the development with the hydrants marked on it.
- A resident said that 3 snowplows came by his house when the road did not even need to be plowed. There was less than 1 inch of snow on the ground. He wants to know if we can question the company when they present the bill since they charge by the hour? Penny said that some of the plows were in the neighborhood plowing driveways.
- Toni said that this is the worst storm we have had. Last year we paid \$14000 and it hardly snowed this year it should be double
- The resident wants to know why we pay by the hour instead of by the inch since Deldot's calculations are low and the state won't pay the entire amount? Heather responds that the higher the snowfall the higher the reimbursement. Gerri said that Deldot reimburses by inches measured at the airport and Heather said that it is cheaper to pay by the hour instead of by the inch.
- Penny said that she went through several neighborhoods nearby to compare the snow removal and said that Brennan looked just as good.
- Nemishh said that the Brennan Blvd sidewalks will be done, they are coming back tomorrow. The sidewalks in front the houses are the responsibility of the homeowner and need to be cleared by the homeowner.

- Penny asked if the school would help to pay the cost of the snow removal on the sidewalk. Heather said that the sidewalk is considered the common area of Brennan and we are responsible.

Questions of the Budget

- What are gen admin expenses? This money is used to pay someone to answer the phones, monitor the email, send out correspondence, we bought 2 computers that are Brennan property. There is also computer training and a post office box
- The county is charging \$6 per house and this fee is mandatory. If we don't pay, they won't send out the bills for the annual dues. It would cost us a lot more than \$6 per home if we did this ourselves. They send out the mail and even 3 follow up bills if necessary. They also track all the payments and pay for the envelopes and stamps. Gerri thinks \$6 is a good price considering the man hours involved in 828 homes. If someone does not pay their dues, we still pay the \$6.
- There is a question about last years dues. We are doing well at recouping the money. If they don't pay, the lawyer puts a lien on the house and we get the money back eventually
- When will the invoices be sent out? If the budget is approved tonight, it will be registered with the county tomorrow and the invoices should go out within the next 3 weeks.
- If the budget passes the dues will increase by \$13, to \$230 per house per year.
- Do we pay the dues all at once? Yes
- Why are the legal fees so high, but we spent so little last year? In 2008 there were a lot of legal fees, in 2009 there were not so many. This year may be high again because many people didn't pay their dues for 2009 and we are also paying an attorney for deed restriction violations. We budget a lot, but we hope to use less than that
- There is a line item under grounds, what did we do to storm water? We discovered a pond that we never knew was there and we had a 1 time clean up
- Question about the trees and shrubs? Applied with the county for matching funds for tree removal, but this is not for planting this year. We will spend \$3000-\$4,000 for tree removal.
- Penny wants to address the vandalism. If you see vandalism, please report it to 911. We hope to light up more areas to prevent it. A resident asked if we go after someone if we know that they vandalized something? Yes, if we catch them we will prosecute and try to get some of the money back

Budget Vote

We will now count the votes for the budget

38 YES votes

4 NO votes

The budget is approved

Election of Board

We will now count the election votes for the board members

- Heather McVey, Gerri Thomas, Nemishh Mehta, Zenobia Thompson are all re-elected for another term.
- We still have one seat available for the Terrace Townhomes if anyone is interested.
- We also have openings for the deed restriction committee. You can turn in the violations anonymously

Progress in the Community

- The tennis courts have been renovated
- We have hired people to clean up the neighborhood 1 time per month. They will remove trash on the playgrounds, tennis courts and basketball courts. If you see someone littering, please ask them to pick it up We will add one more trash can near the tennis courts once it warms up

Nemishh makes a motion to adjourn

Dan seconds the motion

The meeting is adjourned at 8:10.



MINUTES

MARCH 10, 2010

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Amanda Taylor
ATTENDEES	Glenn Matthews Heather McVey Dan McVey Zenobia Thompson Rose Smith Penny Wagnon Gerri Thomas (by proxy) Tracy Joniak Toni Wilhite Nemishh Mehta

Glenn calls the meeting to order at 7:05

15 MINUTES

OPEN FORUM FROM THE RESIDENTS

DISCUSSION	A resident is concerned with his neighbor allowing his dog to roam in the common area without a leash and is not picking up the dog waste.
CONCLUSIONS	The homeowner will report the leash violation to New Castle County
DISCUSSION	There is a concern from a resident regarding grass that was damaged from the snowplows
CONCLUSIONS	Altra will fix any damage caused by their plows at their expense.

DISCUSSION	The Southwoods sign is missing part of the sign
CONCLUSIONS	When they were painting the sign part of it fell apart and it will be repaired.

DISCUSSION	A resident inquired how to view the deed restrictions and how to get a deck approved
CONCLUSIONS	The deed restrictions are posted on-line at www.brennanestatesassociation.org and they can also fill out the form that is on-line for architectural review.

READ AND APPROVE THE JANUARY AND
FEBRUARY 2010 MINUTES

MOTION TO APPROVE JANUARY MINUTES	HEATHER MCVEY
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Seconds the Motion	Zenobia Thompson	
The motion carries	Vote is unanimous	
Motion to Approve February Minutes	Heather McVey	
Seconds the Motion	Penny Wagnon	
The motion carries	Vote is unanimous	

OLD BUSINESS

BRENNAN CLEAN-UP

PENNY WAGNON

DISCUSSION	The street cleaner came today, but there is still a lot of trash in and around the playgrounds and basketball courts
CONCLUSIONS	Penny will talk to the boys and have them start on clean-up again when the weather improves

LIGHTS AND CAMERAS AT THE TENNIS COURTS- HEATHER MCVEY

DISCUSSION	The point of the cameras is to monitor the area and deter vandalism and would like to move forward with the project.
CONCLUSIONS	Heather will have the company do a line by line itemization of the costs involved and then can make a motion to approve

PLAYGROUND COSTS

DAN MCVEY

DISCUSSION	Sent an email to the playground people for cost
CONCLUSIONS	Should hear back soon

NEW BUSINESS

ELECTION OF OFFICERS	GLENN MATTHEWS
MOTION TO NOMINATE GLENN TO PRESIDENT	Toni Wilhite
SECONDS THE MOTION	Nemishh Mehta
MOTION CARRIES	Unanimous

MOTION TO NOMINATE HEATHER TO VICE PRESIDENT	ROSE SMITH
Second the Motion	Toni Wilhite
The motion carries	Vote is unanimous
MOTION TO NOMINATE GERRI TO TREASURER	Penny Wagnon
SECONDS THE MOTION	Tracy Joniak
MOTION CARRIES	Unanimous
MOTION TO NOMINATE TRACY TO CORRESPONDANCE SECRETARY	Zenobia Thompson

SECONDS THE MOTION	Penny Wagnon
MOTION CARRIES	Unanimous

TREASURERS REPORT GERRI

DISCUSSION	\$51,013.00 Replacement of Assets \$23,066.93 Money Market \$22,316.89 Checking
CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170

SPECIAL ASSESSMENT- GLENN MATTHEW

DISCUSSION	Snow removal bill is much more than originally budgeted
CONCLUSIONS	Will discuss this in closed session

ARCHITECTURAL REVIEW TONI WILHITE

DISCUSSION	Nothing new
CONCLUSIONS	

EMAIL LISY FOR GOING GREEN GLENN MATTHEW

DISCUSSION	25 residents have signed up so far. The form is on the website
CONCLUSIONS	

MINUTES- NEMISHH MEHTA

DISCUSSION	The minutes are very long and they could be shortened and this might encourage more people to attend the meetings
CONCLUSIONS	Will forward a template to Amanda

TOWN WATCH GREG SMITH

DISCUSSION	Not here- nothing to report
CONCLUSIONS	

CIVIC ASSOCIATION LAWRENCE BROWN

DISCUSSION	Not here- nothing to report
CONCLUSIONS	

Additional Items for Discussion- BEHMC

DISCUSSION	Glenn called Bethany Hall Long today because there are several lights that have been out for one year. The holly bush that was damaged in an accident will be taken out and replaced.
CONCLUSIONS	

MOTION TO RECESS FOR 5 MINUTES AND THEN GO TO CLOSED SESSION

Dan McVey



MINUTES

APRIL 14, 2010

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Amanda Taylor
ATTENDEES	Glenn Matthew Heather McVey Dan McVey Rose Smith Penny Wagnon Gerri Thomas (by proxy) Tracy Joniak (by proxy) Toni Wilhite (by proxy) Nemishh Mehta (by proxy)

Heather calls the meeting to order at 7:05

15 MINUTES

OPEN FORUM FROM THE RESIDENTS

NO RESIDENTS ARE PRESENT

READ AND APPROVE THE JANUARY AND
FEBRUARY 2010 MINUTES

MOTION TO APPROVE MARCH MINUTES	DAN MCVEY
Seconds the Motion	Penny Wagnon
The motion carries	Vote is unanimous

OLD BUSINESS

DEED RESTRICTION COMMITTEE

ROSE SMITH

DISCUSSION	9 violation letters were sent out. 4 were 2 nd notices and 5 were first time violation letter
CONCLUSIONS	Residents have several weeks to resolve the issues.
Brennan Clean Up Penny Wagnon	
DISCUSSION	The kids worked a total of 8 hours and cleaned up the playground, tennis courts, basketball courts and the pond.
CONCLUSIONS	They will go out again as needed and the trash can will be put in the park soon.

LIGHTS AND CAMERAS	HEATHER MCVEY
DISCUSSION	Chiefo electric will submit an estimate. This is the same company that is working at the pool.
CONCLUSIONS	Residents have several weeks to resolve the issues.
PLAYGROUNDS	Dan McVey
DISCUSSION	Since the playgrounds are 10 years old and the average life of the equipment is 10-15 years, the guys came out last week and took notes on the playground to include a total dollar amount for the budget.
CONCLUSIONS	They will email their findings, but the equipment is in good shape for now.

EMAIL LIST	GLENN MATTHEW
DISCUSSION	Nothing new to report
CONCLUSIONS	
SNOW REMOVAL	Glenn/Gerri
DISCUSSION	We will table this until next month when we have the figures
CONCLUSIONS	Will discuss next month.
SPECIAL ASSESSMENT	Glenn
DISCUSSION	There is still a concern that we will not have enough money to pay the bills. We have a big payment that is due to Altra for grass cutting in May. We will also table this until next month after we have the figures from Gerri and Mike Hurd.
CONCLUSIONS	Will discuss next month.

NEW BUSINESS

TREASURERS REPORT AS OF 3/31/10	GERRI
DISCUSSION	\$51,013.13 Replacement of Assets \$1059.59 Money Market \$7314.76 Checking
CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170
COST CUTTING- GLENN MATTHEW	
DISCUSSION	We will be receiving reimbursement from the state for snow removal, but may have to find other areas to cut from the budget. Some suggestions: <ul style="list-style-type: none"> • not doing the tree inventory which would save \$2600 • Scale back the flower planting which usually costs \$6000 • Cut down on the admin costs by having the maintenance corp. handle the phones/email and mailings • Shut down 2 cell phones and check to see if a different cell phone plan will save money
CONCLUSIONS	Glenn will check on the cell phones and we will discuss cost cutting again next month

ARCHITECTURAL REVIEW

TONI WILHITE

DISCUSSION	Nothing new
CONCLUSIONS	

DISCUSSION ON MINUTES

DISCUSSION	Looks good
CONCLUSIONS	Will continue to use the new format

TOWN WATCH

GREG SMITH

DISCUSSION	Not here- nothing to report
CONCLUSIONS	

CIVIC ASSOCIATION

LAWRENCE BROWN

DISCUSSION	Not here- nothing to report
CONCLUSIONS	

Additional Items for Discussion- BEHMC

DISCUSSION	The sprinkler contract is up. Heather tried for 3 estimates. One company did not call back, one company did not put it in writing and the third company put out a nice bid for \$534. They will come open the sprinklers, blow them, check the timers and visit 4 times and work around the brown outs. They will send an email each time they come out.
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MOTION TO USE DON	Penny Wagnon
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SECOND THE MOTION	Dan McVey
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MOTION CARRIES	Unanimous
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DISCUSSION	Glenn is giving a key to each of the board members for the sprinkler system and the storage facility in pencader
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CONCLUSIONS	
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MOTION TO ADJOURN

DAN MCVEY

SECOND THE MOTIOIN	Penny Wagnon
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MOTION CARRIES	The meeting is adjourned at 8:28
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MINUTES

MAY 12, 2010

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Amanda Taylor
ATTENDEES	Glenn Matthew Heather McVey Dan McVey Rose Smith Penny Wagnon Gerri Thomas Zenobia Thompson Tracy Joniak (by proxy) Toni Wilhite Nemishh Mehta

Glenn calls the meeting to order at 7:03

15 MINUTES

OPEN FORUM FROM THE RESIDENTS

NOTHING TO DISCUSS

READ AND APPROVE THE APRIL 2010 MINUTES

MOTION TO APPROVE APRIL MINUTES	ZENOBIA THOMPSON
Seconds the Motion	Dan Mcvey
The motion carries	Vote is unanimous

OLD BUSINESS

DEED RESTRICTION COMMITTEE

NEMISHH MEHTA

DISCUSSION	Grass cutting has been an issue for the houses that are for sale, there has also been an issue with a car parked on Brittany and all issues have been turned over to the county. There is also an issue with someone clearing the open space.
CONCLUSIONS	Will verify that someone is clearing the open space and Rose will send a letter.
Brennan Clean Up Penny Wagnon	
DISCUSSION	The wind has blown trash into the trees

CONCLUSIONS	Will have the boys remove the trash from the trees.
LIGHTS AND CAMERAS	
HEATHER MCVEY	
DISCUSSION	Still waiting for Chiefo electric to submit an estimate. Received an estimate from Delcollo. Will concentrate on doing the lights for now and the wiring for the security cameras, but will wait to install the security system because it is so costly.
CONCLUSIONS	Nemishh will provide 2 more company names to contact for bids and will attend the pool board meeting on 5/19 and discuss working with them to install the lights and cameras.
PLAYGROUNDS	Dan McVey
DISCUSSION	It will cost between \$10,000 and \$12,000 for total replacement of the playgrounds. The tunnel slide in the Meadows will probably need to be replaced next year, but for now will be fixed with gorilla glue. 2 of the bullets are broken and should be taken down, but will still be able to use monkey bars.
CONCLUSIONS	Heather will apply the gorilla glue to the slide.
EMAIL LIST	
GLENN MATTHEW	
DISCUSSION	32 residents have signed up and this includes 3 board members. The newsletters will all be online.
CONCLUSIONS	Please go to the Brennan website to sign up.
SPECIAL ASSESSMENT	
Glenn/Gerri	
DISCUSSION	For the storm on 12/19/2009 PAID: \$9,840.00 REIMBURSED: \$3,006.00 For the storm on 1/30/2010 PAID: \$5,420.00 REIMBURSED: \$1,643.63 We still have 2009 funds that we are drawing from and many of the utilities are paid in advance so we are not in a budget crisis
CONCLUSIONS	We are ok financially and can pay the bills coming in. We will receive the assessments from the county later this month. We do not need a special assessment.
NEW BUSINESS	
TREASURERS REPORT AS OF 4/30/10	
GERRI	
DISCUSSION	\$51,077.02 Replacement of Assets \$1059.59 Money Market \$7914.34 Checking
CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170
APPOINTMENT OF ALISON MURRAY- GLENN MATTHEW	
DISCUSSION	Alison is interested in filling the open position in the Terrace Town homes

MOTION TO NOMINATE ALLISON MURRAY FOR THE TERRACE TOWNHOMES POSITION	HEATHER MCVEY
Seconds the Motion	TONI WILHITE

The motion carries Vote is unanimous

GRASS CUTTING ISSUES	GLENN MATTHEW
DISCUSSION	Arbours and Woodlands were not being cut as they should be, but the problem has been corrected. There is a person in the Arbours interested in buying the open space between 2 homes since we have not been maintaining it.
CONCLUSIONS	It has been turned over to the county and they will decide.

MULCHING OF THE PLAYGROUNDS	GLENN MATTHEW
DISCUSSION	Jeff will kill the weeds and re-mulch
CONCLUSIONS	This will be done in the next 2 weeks.

ARCHITECTURAL REVIEW	TONI WILHITE
DISCUSSION	Many homeowners have the wrong storm door. The door should be 1 pane of glass, not split into 2.
CONCLUSIONS	May look at changing the guidelines to allow for 2 panes of glass.

TOWN WATCH	GREG SMITH
DISCUSSION	Not here- nothing to report
CONCLUSIONS	

CIVIC ASSOCIATION	LAWRENCE BROWN
DISCUSSION	Not here- nothing to report
CONCLUSIONS	

Additional Items for Discussion- BEHMC

DISCUSSION	The pond at the end of Primrose is being brought up to code by the county after 2 years. It was originally done incorrectly.
DISCUSSION	Glenn received an email from a resident requesting a street light to be installed on Primrose because it is very dark
CONCLUSIONS	It has been turned over to the county and if approved DELDOT will install the light
DISCUSSION	49 homes did not pay their 2009 assessments. There will be letters going out and will include additional fees. There are 10 homes that owe over \$1000, 2 homes that owe over \$2000 and 4 homes that owe over \$4000.

MOTION TO POST ADDRESSES OF THOSE THAT HAVE NOT PAID THE ASSESSMENT FOR 1 YEAR OR MORE AND HAVE NOT SET UP A PAYMENT PLAN	HEATHER MCVEY
Seconds the Motion	TONI WILHITE
The motion carries	7 IN FAVOR 4 OPPOSE
CONCLUSION	Glenn will talk to Jim about where to put it on the website
DISCUSSION	Amanda is leaving and will need to find someone to replace her prior to the next meeting in June
CONCLUSION	Penny has someone in mind and will follow up with Amanda for more information.

MOTION TO ADJOURN

ROSE SMITH

SECOND THE MOTIOIN	Dan McVey
MOTION CARRIES	The meeting is adjourned at 8:25



MINUTES

JUNE 9, 2010

7:00PM

PEOPLES PLAZA 1400 BUILDING SUITE
201

MEETING CALLED BY	Brennan Estates Maintenance Corporation
TYPE OF MEETING	
FACILITATOR	
NOTE TAKER	Maryjane Szrama
TIMEKEEPER	Maryjane Szrama
ATTENDEES	Heather McVey, Dan McVe ,Nemishh Mehta,Penny Wagnon, Zenobia Thompson, Rose Smith, Greg Smith, Tracy Joniak, Gleen Matthew (by proxy) and Alison Murray (by proxy)

Heather calls the meeting to order at 7:04
15 minutes open form from the residents.

Nothing to discuss.

Read and approve the May 2010 minutes. Motion to approve the May minutes. Seconds the motion. The motion carries.

PLAYGROUNDS

HEATHER MC VEY

DISCUSSION	Correction in the cost. Replacement of the playgrounds will be \$70,000 to \$120,000 thousand. There has been no re-mulch at this point.
CONCLUSIONS	Should know more in two weeks.
OLD BUSINESS	

BRENNAN CLEAN UP

PENNY WAGNON

DISCUSSION	Meadows playground, basketball court and athletic field needs a clean up. Estimated 1 hour of work needs to be done. Penny will talk to the boys to try to do the job on a Sunday or Monday evening. The boys will take the trash bags to Penny's once the job is complete.
CONCLUSIONS	Unanimous everyone feels The Meadows needs a trash can by the playground.

LIGHTS AND CAMERAS

HEATHER MC VEY

DISCUSSION	Delcollo's estimate is in. Lease for \$24,000. \$13,000 out of pocket for the first year. \$274.00 a month for 60 months. Then a \$1.00 buy out. This would be several bright white lights and one pole placed between the tennis court and play ground. The board can maintain the camera by their web base access. Pool board will house camera. Pool agreed to pay for the wi-fi. A shed will need to be constructed with heat and electricity to store everything. Could run 30 to 40 thousand more. We need to have a legal agreement between the pool and us.
CONCLUSIONS	Heather will get a break down of all prices. We will table this for now and see if Gerri can bring figures to the next meeting.

VANDALISM:

HEATHER MC VEY

DISCUSSION	Heather has taken 65 pictures of the playgrounds and gazebo. All referencing the ongoing graphity in the neighborhood. Heather has meet with the police. It is known the boy lives in Clear Creek. The tennis courts now have turf cut in them from bikes. It is known that 5 or 6 children in the neighborhood is doing this. The kid's parents homeowners should take care of this, we would need to prosecute. We have \$15.000 in the budget now for vandalism.
CONCLUSIONS	We have no funds to fix this at this time knowing the graffiti will quickly return. We need to check with Amberwood and Clear Creek to see if they are having issues of this sort.

TOWN WATCH:

GREG SMITH

DISCUSSION	Response to e-mail is not happening. The neighborhood walks are not happening. If anyone has issues they need to call the police directly themselves. Heather has the phone #. She will e-mail this out. Ask for Cpl. Drake or the patrol captain. It is recommended all neighbors keep their front and back porch lights on for extra safety.

CONCLUSIONS	Greg is ready to pass the torch if someone would like to step up to this. Greg will still be of assistance in this department.
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TREASURERS REPORT AS OF MAY 31, 2010 GERRI THOMAS

DISCUSSION \$57,008.74 Replacement Assets
 \$61,285.23 Business Super Money Market
 \$36,527.09 Business Checking

Gerri has a list of 2009 assessments that did not pay. Any homeowner who would like a copy of this Report may contact Gerri Thomas 302-832-6170

ADDITIONAL ITEMS OF DISCUSSION:			
<p>#2 pump on fountain needs replaced. A fishing line caused the problem. Glenn is waiting on a price to replace the pump. This cannot be repaired.</p> <p>Brennan Boulevard is being rezoned as a feeder street. We will plow and receive 100% reimbursement for 2009-2010. MAYBE 2008 and past years?</p> <p>We need to ask Jim for a proposal on redesign of our web page. We need to update the board members. Change Dan to Toni Wilhite. Scott R. needs to be removed. Maybe we can receive some advertiser within our community.</p>			
MOTION TO ADJOURN:	Penny Wagnon		
SECOND THE MOTION	Dan Mc Vey		
MOTION CARRIES	The meeting is adjourned at 8:45		



MINUTES

OCTOBER 13, 2010

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Maryjane Szrama
ATTENDEES	Glenn Matthew Heather McVey Dan McVey Rose Smith Gerri Thomas Zenobia Thompson Nemishh Mehta Alison Murray

Glenn calls the meeting to order at 7:10

10 MINUTES

OPEN FORUM FROM THE RESIDENTS

Summit Bridge Airport. Concern for low flying aircraft. Wondering if we could request for air flight to be redirected. Heather answered with Brennan Estates is in the range of Military flight plan. Also helicopters are being built for foreign countries at the Summit Bridge Airport location. Police also use this location.

Water is leaking by the main road. Is this a possible underground leak? About 10 feet west of the center planting area.

READ AND APPROVE THE JUNE 2010 MINUTES

MOTION TO APPROVE JUNE MINUTES	HEATHER MCVEY
Seconds the Motion	Dan McVey
The motion carries	Vote is unanimous

OLD BUSINESS

BRENNAN CLEAN UP:

PENNY WAGNON NOT PRESENT.

DISCUSSION	Penny had two 16-year-old boys do the clean up. Once a month for \$10.00 an hour.
CONCLUSIONS	If anyone has any 16 year old interested in cleaning up, please have them call Penny.
LIGHTS AND CAMERAS & SECURITY SYSTEM:	HEATHER MCVEY
DISCUSSION	Since the June meeting Heather said the pool does not want to commit to the quotes that she obtained from Delcollo's estimate.

	So it looks like that arrangement between Brennan Estates and the pool will not work. Heather has talked to Comcast to get possible Internet service. An estimated fee of \$3,600.00.
CONCLUSIONS	Table this for now.

VANDALISM:	HEATHER MCVEY
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DISCUSSION	Heather has 80 pictures of graphity from the playground and gazebo area of the neighborhood. We know kids are doing this around the ages of 12 – 14. We also have been having a lot of break in of vehicles. Make sure your car doors are always locked, windows up and remove from your front window the mark from your GPS. New Castle County Councilman Bill Powers was at the meeting. Bill said calls need to be made. If you see something going on around the pool, playgrounds, or neighborhood that is not right CALL 911. Bill also said there is a group called "The Graphity Burgrade" A group of volunteers who can come out and help rid the areas of graphity. Bill will get in touch with Ruby over this issue.
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CONCLUSIONS	The amount of 911 calls that come in will show that Brennan Estates needs some extra patrolling.
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ARCRETECTURAL REVIEWS:	Toni not present
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DISCUSSION	Per Dan McVey he would like a new review guideline list. A new community guide line. Discussion was about the rules of hot tubs, basketball hoops and sheds.
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CONCLUSIONS	We will table this for now.
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EMAIL LIST	GLENN MATTHEW
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DISCUSSION	The amount is low of residents who have signed up. Please continue to sign up.
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CONCLUSIONS	Please go to the Brennan website to sign up.
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SPECIAL ASSESSMENT	Gerri Thomas
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DISCUSSION	We have 3 sheriff sales in Brennan Estates. The reports are moving a bit faster. We are under budget now at \$49,357.00. The snow bill has depleted so much and we are being frugal on spending. We have 112 homeowners who have not paid assessment this year. We are in process of creating on the Brennan Estates Web Site a page to list addresses of those whom owe.
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CONCLUSIONS	Jim Hansen will be contacted to discuss updating the web.
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NEW BUSINESS

TREASURERS REPORT AS OF 6/10-8/10	GERRI THOMAS
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DISCUSSION	As of June 30, 2010: Replacement of Assets \$57,041.54 Money Market \$61,323.01 Checking \$65,581.67 As of July 31, 2010: Replacement of Assets
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	<p>\$57,073.03 Money Market \$61,362.07 Checking \$47,478.89 As of August 31, 2010: Replacement of Assets \$57,104.54 Money Market \$61,401.16 Checking \$56,068.19</p>
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CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170
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Maintance:

DISCUSSION	Pond: Neighbors have written request about maintance of a pond at the end of Balena Blvd. The discussion was how the grass grows then dries out. The neighbors have written request about the care once and don't feel they have to for each time it looks like it needs attention. Discussion was if it is a DRY pond or a WET pond.
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CONCLUSIONS	Glenn will ask Jeff from Altra to come out and possibly remove some cattails. Gerri will call DNRC and have them come out and inspect this pond. DNRC will send a letter to the nighbors who have this request and they will explain what the job is of this particular pond.
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DISCUSSION	Trees: Trees need trim especially in the Terrace Townhomes. These trees are touching the mailboxes. Going into the Meadows on the left needs roots cut out of the ground before someone gets hurt.
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CONCLUSIONS	We will get an estimate for this job.
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DISCUSSION	Street Cleaning: Ruby (contact through Bill Powers) will be called and asked if maybe DELDOT was the one who cleaned the streets last spring.
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CONCLUSIONS	See if maybe they can come out again.
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DISCUSSION	Fire Hydrants: Questions of: How often do they flush the lines? Does Artesian do this? Is this done on a regular bases?
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CONCLUSIONS	
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DISCUSSION	
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CONCLUSIONS

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CONCLUSION

MOTION TO ADJOURN

DAN MCVEY

SECOND THE MOTIOIN

ALISON MURRAY

MOTION CARRIES

The meeting is adjourned at 8:45



MINUTES

November 10, 2010 7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Maryjane Szrama
ATTENDEES	Glenn Matthew Zenobia Thompson Nemishh Mehta Alison Murray By proxy Toni Wilhite

Glenn calls the meeting to order at 7:10

20 MINUTES OPEN FORUM FROM THE RESIDENTS

Guest for the evening to help with concerns of Brennan Estates. Corporal James Gladney, Officer Hester of the New Castle Police Department. County councilman Bill Powers along with Bethany Hall-Long our senator.

Summit Bridge Airport: Many helicopters have been flying low over Brennan Estates. The airport has 4 new hangers and they are expecting more activity to come. Bill said Mr. Fitzgerald is offering a tour to the board to help explain what is going on at the airport. The FAA is now involved. Possibility of the helicopters flying higher over Brennan so the noise is not as noticeable.

Corporal Gladney had in hand the past 6 months report of activity in Brennan Estates. 168 calls from single-family hoves and 92 calls from town homes. The following issues have been taking place. Parking Violations (As parking on the sidewalks, by mailboxes or fire hydrants.) Paint scratch on vehicles. Play ground and gazebo graphity. Cars parked early a.m. hours by pool or along Brennan Blvd. Trespassing in the pool. Brake ins on unsecured vehicles. Stealing laptop,gps, or purses out of the vehicles.

Corporal Gladney suggest all residents to call 911 if there is any harassment or loitering issue. They will prioritize the urgency of the call. Brennan Estates should organize a phone chain to call the police. The more calls will show the police need to patrol Brennan more. The police will ticket a vehicle for parking on the sidewalks.

A resident mentioned unruly kids at the gazebo. Corporal Gladney said to take pictures of the kids doing the harassment, then call 911. One of Brennan Board members can do the police report.

READ AND APPROVE THE OCTOBER 2010 MINUTES

MOTION TO APPROVE JUNE MINUTES	ZENOBIA THOMPSON
Seconds the Motion	Glenn Matthew
The motion carries	Not enough members to vote for Oct. meeting.

OLD BUSINESS

BRENNAN CLEAN UP:

PENNY WAGNON NOT PRESENT.

DISCUSSION	Penny is having the boys clean up the neighborhood once a month.
CONCLUSIONS	
LIGHTS AND CAMERAS & SECURITY SYSTEM:	
HEATHER MCVEY NOT PRESENT.	
DISCUSSION	Lights for the tennis courts. They will get back to us with a number. We need to go wireless, satellite, or antenna. This will be hooked up to a particular home in the development so we can monitor activity. We need to move forward after spending \$70,000. Tennis court nets will come down end of Nov. until April. We are questioning if we should lock up the courts during this time.
CONCLUSIONS	Table this for now.

EMAIL LIST

GLENN MATTHEW

DISCUSSION	We have compiled the names and we plan on sending out a test this month to see how well it works.
CONCLUSIONS	Please continue to go to the Brennan website to sign up.
SPECIAL ASSESSMENT	
GERRI THOMAS NOT PRESENT	
DISCUSSION	We have 112 homeowner who have not paid assessments this year. We are in process of creating the web page to list addresses of those whom owe.
CONCLUSIONS	We are trying to work with the residents to make a \$10.00 a week payment to stay out of being delinquent.

NEW BUSINESS**TREASURERS REPORT AS OF 9/10-10/10**

GERRI THOMAS

DISCUSSION	As of September 30, 2010: Replacement of Assets \$57,132.70 Money Market \$61,439.01 Checking \$21,217.63 As of October 31,2010: Replacement of Assets \$60,109.37 Money Market \$61,478.15 Checking \$17,856.65
CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170
Maintenance:	
DISCUSSION	Pond: Storm water management confirmed this is not a pond. It is wetlands. We can do nothing for upkeep of this area.

CONCLUSIONS	Neighbors were notified.
DISCUSSION	Trees: 13 hours of work to trim the trees, edging of the open space and weeding.
DISCUSSION	Street Cleaning: Glenn called Deldot and they said it was a mistake last spring cleaning Brennan Estates. Alison Murray will double check with Deldot and see if they will clean at least Brennan Blvd.
DISCUSSION	Fire Hydrants: Artesian claims they do this twice a year. We asked them to send an e-mail so we know when to expect the flush next time.
DISCUSSION	Fountains: They will be shut down this week and winterized. It will save a lot of money by not running them for 23 hours.
DISCUSSION	Town watch: May start back up again. 15 people to start the town watch. Corporal Gladney will be happy to help.
DISCUSSION	Secretary: Maryjane's replacement will be Camilla Cohn she will begin Jan. 1, 2011

MOTION TO ADJOURN

ALISON MURRAY

SECOND THE MOTIOIN	Glenn Matthew
MOTION CARRIES	The meeting is adjourned at 8:45



MINUTES

December 8, 2010

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Maryjane Szrama
ATTENDEES	Glenn Matthew Zenobia Thompson Nemishh Mehta Penny Wagnon Rose Smith Heather McVey Dan McVey

Glenn calls the meeting to order at 7:30

15 MINUTES

OPEN FORUM FROM THE RESIDENTS

Resident Mr. Tom Dicecco was present with great concern. Community outcry is needed with negligence of construction on Bleheim part. Mr. Dicecco has been in touch with Bleheim and lawyers over the issues that Bleheim is now washing their hands of responsibility of Brennan estates homes and townhomes.

The board discussed having a SPECIAL meeting for neighbors on this issue alone. Mr. Dicecco is willing to lead as the liaison over this issue with the neighbors and lawyers. Any concerns please e-mail Mr. Dicecco at TOMDICECCO@comcast.net.

READ AND APPROVE THE NOVEMBER 2010
MINUTES

MOTION TO APPROVE NOVEMBER MINUTES	GLENN MATTHEW
Seconds the Motion	Dan McVey
The motion carries	Vote is unanimous

OLD BUSINESS

DEED RESTRICTION:

NEMISHH MEHTA

DISCUSSION	Nothing to report.
CONCLUSIONS	

LIGHTS AND CAMERAS AT TENNIS COURTS:	HEATHER MCVEY
DISCUSSION	Heather secured Comcast to do non-residence box with wireless access. We can dial in to access. Heather is working on the finality of everything. It looks like a monthly cost of \$75.00 a month from Comcast. \$3,700.00 to set up. They need a county map so they see what Brennan Estates owns as far as the land around the pool.
CONCLUSIONS	Heather will continue process. Heather will call Alan Dean to ask about solar for our street signs.

EMAIL LIST	GLENN MATTHEW
DISCUSSION	Only 26 names are on the e-mail list. This is not being effective. Now thinking about putting a blurb in the February newsletter along with the budget.
CONCLUSIONS	Glenn will question Jim Hansen why people can't get on the Brennan Estates e-mail from their Brennan Estates homes.
FOUNTAINS:	GLENN MATTHEW
DISCUSSION	The fountain is now out as of 12/7. They are being stored at Gerri's home then on to the storage space. The board wants to compare the dollars of electricity verses installers to remove then re-install.
CONCLUSIONS	Glenn will readdress next year the cost comparison.
TENNIS COURTS:	TONI WILHITE NOT PRESENT
DISCUSSION	The nets are not down yet but will be down soon. Board decided to not lock the gates up on the courts. Every two years we have maintenance done on the tennis courts.
LETTER FOR DELINQUENT 2010:	GLENN MATTHEW
DISCUSSION	The 2009 letter did go out. The 2010 letter has not gone out. It cost \$250.00 to send 2 nd letter out.

NEW BUSINESS

TREASURERS REPORT AS OF 11/30/2010	GERRI THOMAS
DISCUSSION	As of November 20, 2010: Replacement of Assets \$60,134.07 Money Market \$21,486.09 Checking \$41,104.88
CONCLUSIONS	Any homeowner that would like a copy of any of this information should contact Gerri Thomas at 302-832-6170
NEW SECRETAREY:	GLENN MATTHEW
DISCUSSION	Filled by Camilla Cohn. Welcome!

PLAYGROUND CLEANUP:	GLENN MATTHEW
DISCUSSION	We received a quote for 3 playgrounds to be power washed and remove graphity before Christmas for \$1,700.00. The playground will be mulched every year. One playground needs a broken part removed.
CONCLUSIONS	Board votes to approve playground cleanup: Heather McVey 2 nd Dan McVey The motion carries: The vote is unanimous.
TOWNHOMES:	GLENN MATTHEW
DISCUSSION	Request for no parking signs by mailboxes is in. Waiting on Deldot to approve. The sidewalk parking has diminished. 11 parking tickets have been given out.
TREE REMOVAL:	GLENN MATTHEW
DISCUSSION	One tree down on the path toward OBL.
CONCLUSIONS	Glenn will call Jeff on 12/9 to remove this tree.
BUDGET DISCUSSION:	GLENN MATTHEW
DISCUSSION	This will be January meeting discussion. Mike Hard will put together a budget for Jan. meeting. We have 50 homes that have not paid assessments. How do we battle this? Do we need an accounting term (like reserve)? We put away \$11,700.00 per quarter for example mulching, cleaning, and replacement of signs. If the snow removal account is not used it will go into this account. Our newsletter cost \$1,000.00 to go out. We have 7 homes in foreclosure. 50 this year and 35 last year have not paid their assessments.
CONCLUSIONS	We will table this all for January's meeting.
DISCUSSION	Additional Items: Guest Rebecca Walker, Representative Elect was present. 825 homes have been approved for the end of Brennan Blvd. This is affordable homes in the low \$200,00. This should be at least two years out of developing to begin. Rebecca's concerns are the road and the school to handle the extra volume. These concerns have to be taken care of before any development begins.

MOTION TO ADJOURN

DAN MCVEY

SECOND THE MOTIOIN	Nemishh Mehta
MOTION CARRIES	The meeting is adjourned at 9:00 p.m.