



MINUTES

JANUARY 17 2011

7:00 PM

GLENN MATTHEW'S RESIDENCE

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Camilla Cohn
ATTENDEES	<p>Glenn Matthew Gerri Thomas Rose Smith Heather McVey Penny Wagnon Nemishh Mehta Toni Wilhite - later Alison Murray Dan McVey – later</p> <p>Apologies: Zenobia Tracey</p>

Glenn calls the meeting to order at 7:07

2011 BUDGET

DISCUSSION	GM + GT met with Mike Hard and adj. made to audit budget. Ron Derr will do audit.
STORM WATER MANAGEMENT	
DISCUSSION	Actual is higher than budget because of repeat pump failure. Pumps removed to prevent further failure (\$500 to remove and \$500 to reinstall.) RS suggest whether repairs should be done again. Failures are due to residents fishing and using the ponds inappropriately. GM states that indeed some areas are not ponds but Wetlands and will must abide by county regs as not community owned. GT to check with County and see if we can stay in compliance and treat bi-annually.HM recommends we use chicken wire/netting to cover pumps and prevent further damage. Nearly all "NO FISHING" signs have been removed. PW suggests anchoring signs in middle of pond like a buoy.
CONCLUSIONS	GM suggests reordering new signs as posts still exist. GM believes Storm Water Mgnt will remain on budget this year.

PLAYGROUNDS

GLENN MATTHEW

DISCUSSION	Bullet slider monkey bars have been removed because of damage. HM has inspected and believes that playgrounds may last another 2 years At Castle playground rockers will need to be replaced – but suggests not replacing them to alleviate
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	further damage in future. Not much vandalism reported this year perhaps because of inclement weather or no repairs done.
CONCLUSIONS	
NEWSLETTER	PENNY WAGNON
DISCUSSION	PW suggests a Q & A section of newsletter explaining some of the higher actuals in the budget and also to include safety reminders re: ponds.
CONCLUSIONS	All in agreement.
SNOW REMOVAL	GLEN MATTHEW
DISCUSSION	GM suggests a separate acct for snow removal so that what is unused in 2011 will roll into 2012 to allow for larger snow removal bills in bad weather years. HM concerned as to why sidewalks were not plowed, GM believed the snow was not deep enough (< 4"). DELDOT will reimburse BE for Brennan Blvd. HM suggests that one sidewalk of Brennan Blvd. Needs to be plowed and GM agrees. RS will remind residents that the sidewalk in front or at the side of the property is their responsibility to plow. GM adds that any repairs to those areas also the Homeowners responsibility. Edging grass in the Summer is included in this.
AUDIT	GLENN MATTHEW
CONCLUSIONS	This will take place in 2011. Legal fees will be higher because of the 2 letters and the lien process.

DELIQUENT 2010	GM adds that \$68K in liens may not be 100% accurate because of timing. NM asks whether the o/s non-payees will be listed in the newsletter or on website.
CONCLUSIONS	PW suggests that the newsletter mentions o/s balances but to discover their identities please visit the website.

WEBSITE DEVELOPMENT:	HEATHER MCVEY
DISCUSSION	GM has contacted Jim for site development. NM suggests we pay for it and we remove all advertising banners. HM suggests we remove \$2500 from Trees & Shrub budget and add a line item for Website development.
CONCLUSIONS:	GM will approach Jim directly as a client. All in favor of new line item for Website development.

BRENNAN ESTATES EMAIL DIRECTORY	GLENN MATTHEW
DISCUSSION	NM suggests we set up a Facebook page to communicate better. HM suggests we offer a raffle for 2 x \$50 VISA gift cards – every resident that supplies an email address will be entered in.
CONCLUSIONS	

TREASURERS REPORT AS OF 12/31/2010	GERRI THOMAS
DISCUSSION	As of December 31 st 2010 Replacement of Assets \$63,110.37

Money Market
\$21,494.30
Checking
\$43,976

MOTION TO ADJOURN

GLEN MATTHEW

SECOND THE MOTIOIN	Penny Wagon
MOTION CARRIES	The meeting is adjourned at 8:10.



MINUTES

FEBRUARY 9 2011

7:00 PM

OLIVE B LOSS LIBRARY

MEETING CALLED BY	Brennan Estates Maintenance Corporation		
NOTE TAKER	Camilla Cohn		
ATTENDEES	Board Members: Gerri Thomas Rose Smith Heather McVey Dan McVey Penny Wagnon Toni Wilhite Alison Murray Nemishh Mehta	New Castle Councilman Bill Powers State Senator Bethany Hall Long Senior Corporal James Gladney	

Heather McVey calls the meeting to order at 7:05

PREVIOUS MINUTES

	Motion to Approve Dec 2010 Minutes by Heather McVey Seconded by Alison Murray. Motion to Approve Jan 2011 Minutes by Heather McVey Seconded by Alison Murray.
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INTRODUCTION OF GUESTS

DISCUSSION	Heather McVey thanks all residents for attending and states this is one of the best-attended meetings to date. Councilman Bill Powers gives small talk about local news and updates. Bethany Hall Long, State Representative speaks about current events and crime statistics.
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2011 BUDGET

HEATHER MCVEY

DISCUSSION	States that we are actively pursuing liens. Assessments will be out in March. The County does the billing and acceptance of payments with a 30 day payment term. Question as to how many outstanding payments? Gerri Thomas states approx. 49. We need to budget \$5,000 because of attorney fees. At last statement \$69,000 was owed to Brennan Estates Association. This is the biggest push for dues to date. Last year, the Association was more lenient on residents, but this year they are pushing for better results. VANDALISM: B E only spent \$4000 on repairs because of weather delay. Still searching for suspects. One Resident who took pictures of vandals did not want to press charges. Please call 911 if you
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	<p>see any acts of vandalism. Talk to your neighbors.</p> <p>STORM WATER MANAGEMENT: Recurring Maintenance charges, pumps and chemicals. Please remember no fishing, skating, wading in the ponds. Gerri Thomas to investigate whether we can treat the ponds only twice a year instead of three to try and reduce our costs.</p> <p>LAWN MOWING: Question: Does it include open space in Southwoods? Nemishh Mehta states that it should be included. Complaint from resident about trash located in open space on Dunleary Drive – trash has been there since December 2010. Resident states a lot of debris in trees and scattered everywhere. Dan McVey thanks resident for bringing it to the Board’s attention and reminds the Resident about the email and voicemail line and will contact our clean up crew to try and clean up this area.</p>
VOTING RESULTS	VOTE ON BUDGET: APPROVAL 33, 0 NON APPROVAL
ELECTION OF 2011 BOARD MEMBERS	<p>Meadows – Dan McVey</p> <p>Terraces: Rose Smith Alison Murray Glenn Matthews</p> <p>Woodlands: Tracy Joniak</p>
EXPLANATION OF PROGRESS IN COMMUNITY	HEATHER MCVEY
DISCUSSION	<p>PONDS: Replaced pumps in several ponds – as a reminder these ponds are not to be used for any recreational activities.</p> <p>TENNIS COURTS: Re-surfaced tennis courts, new nets and new drainage with a cost of \$75000</p> <p>LANDSCAPING: New plants and some irrigation</p> <p>PLAYGROUNDS: There is new equipment needed</p> <p>FINANCIAL REPORT: No Financial report to give at this time as we are mid month. Any resident who would like more information should contact Gerri Thomas.</p> <p>Question about traffic calming proposal on Brennan Blvd.: Vote did not get approved by County, so back to the planning stage, and perhaps just in front of Olive B. Loss.</p> <p>Complaints from Residents about school drop off vehicles parking too close to stop signs. State troopers will increase traffic patrols for this.</p>
CRIME & TRAFFIC	SENIOR CORPORAL JAMES GLADNEY
DISCUSSION	<p>TRAFFIC: Traffic is the #1 complaint nationwide and the police have been conducting Radar patrols on Ballina & Brennan Blvds. Tickets have been issued for parking on sidewalks.</p> <p>INCIDENTS: Nov 2010-February 2011 – 71 calls to the police but no burglaries to residences or sheds. Historically this is a quiet time for crime because of the weather and kids in school.</p> <p>Brennan Estates is very lucky as a result of the downturn of the economy, Lots of other communities are getting hit. Burglaries are increasing with the price of gold increase. Always call in any suspicious activities. Lock your car doors, with no valuables inside – EVEN IN YOUR OWN GARAGE.</p> <p>SURVEILLANCE CAMERAS: Brennan Estates Association looking into getting surveillance cameras at playgrounds and police will follow up on any complaints. Cameras would be at tennis courts and playground, Heather states that this is still under discussion with the board, would be wireless cameras but no place to situate the other equipment. Prelim estimate is \$30,000 and the Board is in favor of having surveillance.</p> <p>Pennv adds that the Board decided to only clean the graffiti once a</p>

	year.
OPEN FLOOR FOR QUESTIONS	BOARD MEMBERS
	<p>What are the fines for deed restriction violations? Penny responds that any violations need to be fixed before the house can be sold.</p> <p>What are the rules about boats and trailers on Property? Snr. Cpl. James Gladney responds that the law changed in 2005 and enforcement is different now. Board responds that often it costs too much to get an attorney involved. Please continue to report any violations to the Board members.</p>

MOTION TO ADJOURN

HEATHER MCVEY

SECOND THE MOTIOIN	Penny Wagnon
MOTION CARRIES	The meeting is adjourned at 8:45 pm.



MINUTES

APRIL 13, 2011

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY	Brennan Estates Maintenance Corporation
NOTE TAKER	Camilla Cohn
ATTENDEES	Glenn Matthew Heather McVey Dan McVey Rose Smith Penny Wagnon Tracy Joniak Toni Wilhite Nemishh Mehta Zenobia Thompson Apologies: Gerri Thomas

Glenn calls the meeting to order at 7:05

OLD BUSINESS

GLENN MATTHEWS

DISCUSSION	Jim Hansen has been hired to transform the BE website and to help us to obtain an email list of residents. The playgrounds have been cleaned and 95% of the graffiti has been removed. We had thought that by leaving the graffiti on the equipment would prevent further vandalism, but the plastic has become stained.

NEW BUSINESS

ELECTION OF OFFICERS & COMMITTEE	GLENN MATTHEWS
DISCUSSION	Nemishh Nominates Glenn for President, 2 nd Penny – Glenn accepts. Glenn nominates Heather for V President, 2 nd Alison – Heather accepts. Glenn nominates Gerri – 2 nd Heather Nemishh nominates Rose for Correspondence, 2 nd Heather – Rose accepts.

FINANCIAL REPORT

GLENN MATTHEWS

DISCUSSION	As of 03/31/11 Money Market - \$21,518.15 Checking - \$20,616.48 Replacement of Assets - \$69,089.02
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CONCLUSIONS	Financial Report available any time – please contact Gerri Thomas.
MAINTENANCE OF FORECLOSURES	GLENN MATTHEWS
DISCUSSION	Brennan Estates has been cutting the grass of all foreclosed properties in order to maintain a good appearance. We have been unable to recoup this money back from the mortgage companies and with more foreclosed properties we cannot sustain this service.
CONCLUSIONS	Suggested that we should complain to the county and let the individual neighbors handle this.

FOUNTAINS	HEATHER MCVEY
DISCUSSION	Fountains should start operating again shortly, delayed because of weather. Some lights are non operational presently because of a missing part that is on order.
SNOW REMOVAL	GLENN MATTHEWS
DISCUSSION	\$28,885 has been paid out for snow removal. A portion of this will be reimbursed by the county for Brennan Blvd. Not sure if they will reimburse for salt costs. State won't reimburse for all sidewalks – we have to clear one sidewalk for access to Olive B Loss school.
WEBSITE	JIM HANSEN
DISCUSSION	Residents will only receive one newsletter per year – hoping to do everything else electronically. Website is a work in progress and some suggestions have been put forward to enhance it. Addresses of delinquent properties will be listed on the website – not the amount owed - just the address.
CONCLUSIONS	New website is operational as of April 13 th 2011.

MAINTENANCE OF COMMON AREAS	HEATHER MCVEY
DISCUSSION	<p>New gazebo doors have been installed at the front entrance – previous Bilco doors had rotted. This time the doors are galvanized steel so should last longer – cost \$1400 installed.</p> <p>Mulching – Approved to be done every year – scheduled for May 2011. Dan mentions a new Federal law passed to give better access to handicapped persons to all playgrounds – suggesting one must use a synthetic mulch to facilitate wheelchair access. We don't have a cost for that – but it should last longer.</p> <p>New trees – Meadows – In Primrose Circle – trees will be replaced – delay because of weather.</p> <p>Storm Water Ponds – have been reworked - now have drainage tubs in the middle to help water dissipate into the ground faster. NCC paid for all of this not BE.</p> <p>Brickwork at front of neighborhood – this needs to be power washed. Glenn will call H2O under pressure, motion approved by Dan and 2nd by Heather – motion carries.</p> <p>No fishing signs - we still want to get more signs – but need to figure out a way to install them without being stolen.</p>
CONCLUSIONS	

MAILBOXES – WOODS & TERRACES	
DISCUSSION	Signs posted at cluster mailboxes – NO PARKING. Any vehicles blocking these boxes prevents mail delivery. Any vehicles parked will be ticketed.

SIDEWALKS	GLENN MATTHEWS
DISCUSSION	As a reminder – the sidewalk in front or at the side of your house is your responsibility. The grass needs to be edged or the concrete will break down. The sidewalks are starting to fail along Ballina Blvd. Glenn will get estimates.
CONCLUSIONS	Please advise the Board if you are aware of any other failing sidewalks.

DEED RESTRICTIONS	GLENN MATTHEWS
DISCUSSION	Concern from homeowners that homeowners are not abiding by the deed restrictions when getting a new roof. BE cannot control which manufacturer of shingles a homeowner chooses to use for their new roof or the color of the shingles. Glenn also raises concerns about trash cans left outside houses for the entire week which is in breach of deed restrictions.
CONCLUSIONS	We will remind homeowners that any home improvements should try and match as much as possible.

MOTION TO ADJOURN	DAN MCVEY
SECOND THE MOTIOIN	Penny Wagon
MOTION CARRIES	The meeting is adjourned at 8:28



MINUTES

MAY 11, 2011

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY Brennan Estates Maintenance Corporation

NOTE TAKER Camilla Cohn

Glenn Matthew
Heather McVey
Dan McVey
Rose Smith

Corporal James Gladney , NCC Police

ATTENDEES

Penny Wagnon
Tracy Joniak
Toni Wilhite
Nemishh Mehta
Alison Murray
Gerri Thomas

Glenn calls the meeting to order at 7:04

OLD MINUTES

FEBRUARY 2011 – APPROVED BY HEATHER, 2ND BY NEMISHH. ALL IN FAVOR. WILL BE POSTED TO THE WEBSITE
APRIL 2011 – CORRECTIONS APPROVED BY HEATHER, 2ND BY NEMISHH. ALL IN FAVOR. WILL BE POSTED TO THE WEBSITE/

OLD BUSINESS

LIGHTS & CAMERA

HEATHER MCVEY

We received a proposal for lights and pre-wiring = \$12,2000. Board not ready to vote on this yet.

GLENN MATHEW

We were going to put cameras up to try and prevent more vandalism and activity. Original bid was \$30,000 – but the Board was concerned over the price – so we may just do the lights and the cameras later. There is money set aside for this.

GAZEBO (FRONT OF NEIGHBORHOOD)

HEATHER MCVEY

Bilco door for the well and pump system for the fountains and irrigation was rusted and a new one has been on order for 8 weeks and should be installed shortly. H2O Under Pressure will also clean the front brick walls by the 896 entrance.

TRASH DUMPING

GLENN MATTHEW

A letter from the lawyer regarding trash dumping will be sent to the resident. There are other areas when there is trash being dumped and Ultra will remove it. If you know of any other areas, please contact Glenn Matthew.

PLAYGROUND

HEATHER MCVEY

Playgrounds will be mulched with bark mulch. Next year we may consider a more composite mulch. Big playground – the bubble slide has been removed because it was damaged. Major repairs are coming to the main playground, more safety upgrades.

TREES

GLENN MATTHEW

Trees have been replaced in Primrose Circle.

SIDEWALKS

GLENN MATTHEW

BEHMC is responsible for all sidewalks not in front of or at side of your property. Please edge your grass or the concrete will deteriorate.

MAILBOXES

GLENN MATTHEW

DELDOT will be installing No Parking signs in front of any cluster mailboxes.

FOUNTAINS/ PONDS

GLENN MATTHEW

All " No Fishing" signs at the fountains have been disappearing and will be reappearing. Please remember that no fishing is allowed and repairs are costly. A fishing line wrapped around a pump costs us \$4000.

NEW BUSINESS

TREASURER'S REPORT

GERRI THOMAS

AS OF 04/30/11
Money Market \$6511.46
Replacement of Assets \$69,116.47
Regular Checking \$17,030.43

REPORT AVAILABLE AT ANY TIME FROM GERRI, 2011 MONEY RECEIVED NOT IN AMOUNTS YET.

CRIME UPDATE

CORPORAL JAMES GLADNEY – NCC

Stats YTD Brennan Estates as a whole community
Jan11-May11 – 113 calls to the police, 51 from town homes
National trend for burglaries to enter through open garage doors. Please wait in your driveway until your garage door is completely closed. Unsecured vehicles outside of homes with garage openers on the visors are easy access to homes. Vehicles are being targeted for GPS systems, purses, cellphones, laptops. Please do not leave keys in your vehicle even inside your home. Internal door from garage to house needs to be kept locked. After a spate of burglaries in Brennan Estates, according to the newspaper there is a suspect in custody. Please call the police when you see suspicious people or behavior in your neighborhood – cars you don't recognize or walkers you don't recognize.

ARCHITECTURAL REVIEW

DAN MCVEY

Any changes to a home – paint color or roof , deck or fence –please submit an architectural review form now found on the new website.

TREES

GLENN MATTHEW

Tree grants have now been abolished and so we are responsible for replacing all the dead trees.

We have had bagworm on some of our trees, we cannot treat the trees until the rains have stopped or else the treatment will not work.

NEW WEBSITE

GLENN MATTHEW

As a result of our email list competition, two \$50 VISA gift cards will be delivered to the winners. We need more residents to give us their email addresses. All residents who have not paid their annual fees will have their addressee posted on the website.

MOTION TO ADJOURN

NEMISHH MEHTA

SECOND THE MOTION

Alison Murray

MOTION CARRIES

The meeting is adjourned at 8:20



MINUTES

JUNE 8, 2011

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY Brennan Estates Maintenance Corporation

NOTE TAKER Camilla Cohn

Glenn Matthew
Heather McVey
Dan McVey
Rose Smith

ATTENDEES

Penny Wagnon
Nemishh Mehta
Alison Murray
Gerri Thomas

Glenn calls the meeting to order at 7:05

OLD MINUTES

MAY 2011 – APPROVED BY HEATHER, 2ND BY NEMISHH. ALL IN FAVOR. WILL BE POSTED TO THE WEBSITE

OLD BUSINESS

LIGHTS & CAMERA

HEATHER MCVEY

Delmarva have installed a new meter for the lighting around playground.

GAZEBO (FRONT OF NEIGHBORHOOD)

HEATHER MCVEY

Bilco doors now installed, will cost \$275 every other year to paint the doors to prolong their life.

PLAYGROUND

HEATHER MCVEY

Playground updates are 90% done – swings replaced and new pins installed. All updates came from the replacement of assets budget. Mulching will be done shortly.

BRICK CLEANING

GLENN MATTHEW

\$1300 was quoted by H2O under pressure to clean walls at front.

SIDEWALKS

GLENN MATTHEW

BEHMC is responsible for all sidewalks not in front of or at side of your property. Please edge your grass or the concrete will deteriorate. Quote should be coming for sidewalk repairs. GM will call into County about cracks in the curb – not sure whose responsibility it is – County or DelDot.

PARKING

GLENN MATTHEW

No Parking signs should be being installed in the next few weeks.

FOUNTAINS/ PONDS/ TENNIS COURTS

GLENN MATTHEW

All "No Fishing" signs at the fountains have been disappearing and will be reappearing. Please remember that no fishing is allowed and repairs are costly. A fishing line wrapped around a pump costs us \$4000. Heather McVey would like rules to be posted on the tennis court, because the door has already been damaged and the net. BEHMC has the same maintenance plan on all ponds. The pond on Brennan Blvd. has a fountain so we should have to treat it less. Southwoods pond just got treated for a vine. The County gives us a treatment plan for the ponds to follow – if it fails the County will take action and replace at no cost. BEHMC does preventative maintenance each year on the ponds.

NEW BUSINESS

TREASURER’S REPORT

GERRI THOMAS

AS OF 5/31
Checking – statement not received yet
Money Market - \$6,500.84
Replacement of Assets \$69, 142.89

Any homeowner who would like further financial information, please contact Gerri Thomas.

ARCHITECTURAL REVIEW

HEATHER MCVEY

Nothing to report. If a resident wishes to make a change to their home, they must contact the board. If a resident notices some change to another property which does not appear to be in the architectural guidelines – please notify the Board.

DELINQUENT PROPERTIES

GLENN MATTHEW

GM spoke with Chris @ Schneider & Assoc. who is concerned about allowing homeowners to pay on a payment plan as they are still delinquent. We are preventing a lien on their property; per the attorney recommendation we are to keep their address on the website until paid in full. Gerri Thomas does not agree with this.

MOTION

ALISON MURRAY

To remove 6 properties from the delinquent list, so long as they are continuing to make payments. We need to send a letter to these homeowners to confirm that they will continue to pay and if not their address will be returned to the delinquent properties list. Gerri Thomas & Heather McVey to draft a letter. Penny 2nd, All in favor.

MOTION

HEATHER MCVEY

Any residents on the payment plan must have a signed agreement with the Board. 2nd Alison Murray. All in favor.

PROPERTY VIOLATIONS

GLENN MATTHEW

Residents complaining about ATV being driven around neighborhood. Board will send letter. Any vacant properties with overgrown yards must be reported to the County, so that they can contact the homeowners, BEHMC cannot be responsible for grass cutting.

VISA GIFTCARDS

Glenn Matthew delivered the two VISA gift cards to two homeowners as a result of our email list contest. We will run this again soon.

MOTION TO ADJOURN

HEATHER MCVEY

SECOND THE MOTION

Alison Murray

MOTION CARRIES

The meeting is adjourned at 8:20



MINUTES

OCTOBER 12 2011

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY Brennan Estates Maintenance Corporation

NOTE TAKER Camilla Cohn

ATTENDEES
 Heather McVey
 Dan McVey
 Rose Smith
 Nemishh Mehta
 Gerri Thomas
 Bethany Hall-Long

OLD BUSINESS	
PREVIOUS MINUTES	Nemishh Mehta motions to approve September minutes. Dan McVey seconds the motion. Minutes approved.
DELINQUENT PROPERTIES	HEATHER MCVEY
	The website has been updated with the delinquent properties. We don't know the actual number of delinquent but a culmination of 2009, 2010 and previous years. Gerri Thomas states there are liens on 10 properties. Each week the Board will get an updated copy of the delinquent properties. One home is \$4000 in arrears. If a property goes to Sheriff Sale please let the Board know. 7 properties have paid their 2010 assessment but still owe the legal fees.
PONDS	HEATHER MCVEY
	Ulta came and treated the pond for algae. The McVey's son is still cleaning up the neighborhood. Gerri will also monitor another crew of clean up kids.
ABANDONED VEHICLES	HEATHER MCVEY
	This has been a success. All 6 tagged vehicles have been removed.
TREES	HEATHER MCVEY
	We are waiting on a quote for pruning of the trees.
COMMUNITY INFORMATION	BETHANY HALL LONG
	1 st Community day will be held at Glasgow Park on 10/29/11. Bethany will look into a solar speed sign for traffic calming.
NEW BUSINESS	
TREASURER'S REPORT	GERRI THOMAS

	<p>AS OF 09/30 Checking -\$67,274.95 Money Market - \$55,472.72 Replacement of Assets -\$56,468.70</p> <p>Any homeowner who would like further financial information, please contact Gerri Thomas.</p>
BASKETBALL COURT PARKING LOT	GERRI THOMAS
	<p>Gerri has come up with an idea to close off this parking lot with planters and make this a green space in order to curb some of the illegal activity after dark. Heather McVey suggests a kid's activity trail on the black top. Depending on the cost, it may be added to the 2012 budget. Gerri will get quotes. Suggestion of temporary barriers, Gerri will call Ruby at the County office.</p>
MOTION	HEATHER MCVEY
	<p>Heather motions for installation of temp. barriers. Nemishh seconds. Motion carries.</p>
DEED RESTRICTIONS	ROSE SMITH
	<p>Rose is concerned about signs advertising personal businesses in front yards which is against deed restrictions. This individual has received notice already – we need to proceed to the next step.</p>
MEETING ADJOURNED	<p>Dan McVey motions for the meeting to be adjourned. Nemishh seconds. Meeting is adjourned at 8pm</p>



MINUTES

NOVEMBER 9 2011

7:00 PM

OLIVE B LOSS ELEMENTARY SCHOOL

MEETING CALLED BY Brennan Estates Maintenance Corporation

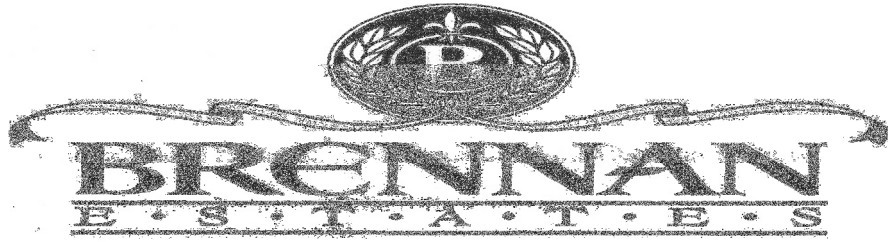
NOTE TAKER Camilla Cohn

ATTENDEES
 Glenn Matthew
 Heather McVey
 Alison Murray
 Penny Wagnon
 Rose Smith
 Zenobia
 Nemishh Mehta
 Gerri Thomas
 Tracy Joniak

Glenn calls the meeting to order at 7:05.

OLD BUSINESS	
PREVIOUS MINUTES	Email Voting on planters to suspend access to the Basketball Court Parking to curb vandalism and illegal activity. In favor: 6 Opposed: 1 Abstain: 3
DELINQUENT PROPERTIES	HEATHER MCVEY
	24 liens have been placed on homes as of 10/17/11. Outstanding amount is \$14,826 which is recoverable money.
SIDEWALKS	GLENN MATTHEW
	Rose will be more available after December 13 th to do a better assessment on foot.
TREE PRUNING	GLENN MATTHEW
	We have received a quote for \$6-8k from Jeff from Ulta. This would be pruning along Brennan Blvd. and Ballina Blvd. and other open spaces where trees are encroaching.
PARKING LOT GREEN INITIATIVE	HEATHER MCVEY
	Planters are in – cost was \$640 (Inc. pots, planters and labor). Planters are glued to the asphalt, 4 pins go in to the ground and pot. Zenobia was concerned that cars will ram the planters – but this will damage vehicles considerably.
NEW BUSINESS	
TREASURER'S REPORT	GERRI THOMAS

	<p>AS OF 10/31 Checking -\$34,462.50 Money Market - \$55,486.30 Replacement of Assets -\$59,434.61</p> <p>Any homeowner who would like further financial information, please contact Gerri Thomas.</p>
FINANCIAL ACCOUNTS	GERRI THOMAS
	Review of 2009 has been completed and the report received. All deposited amounts were traced to receipts. Gerri has all the bills for the lien properties – these are too personal to share.
ARCHITECTURAL REVIEW	GLENN MATTHEW
	Dan Mcvey has resigned from this position. Toni Wilhite will take over this position.
TAGGING VEHICLES	GLENN MATTHEW
	2 new vehicles have been tagged and a boat.
COUNTY ISSUES	GLENN MATTHEW
	County does the billing for the homeowner fees but there is not a line item for adding legal fees, so when delinquent owners receive the bill from County they only pay the bill not the legal fees they have incurred. We need to ask the County how we can add that fee back into the bill. County does include late fees which accrue. Homeowners receive a letter from the lawyer for the legal fees but do not pay it. BEHMC pays the County \$6 per property; Heather suggests we use a Payroll company or collections agency. Late fees are accrued at 2% per day. One delinquent property cost \$632 just to put a lien on the property. If we used an external company we may be able to receive income more frequently than from the County which is 4 times per annum. Nemishh will contact a payroll company and get some information.
FOUNTAINS	GLENN MATTHEW
	Glenn will call to get the fountains turned off.
MEETING ADJOURNED	<p>Heather McVey motions for the meeting to be adjourned. Nemishh seconds. Meeting is adjourned at 7:38pm</p>



Meeting Minutes
December 14th 2011

Opening:

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:08pm on December 14th 2011 in Olive B. Loss by Glenn Matthew.

Present:

Glenn Matthew

Nemishh Mehta

Penny Wagon

Rose Smith

Zenobia Thompson

Tracy Joniak

Gerri Thomas

Heather McVey

Toni Wilhite

Bethany Hall-Long

Earl Jacques

A. Approval of Agenda

The agenda was distributed by Glenn.

B. Approval of Minutes

Glenn will forward the November minutes to all by email.

Bethany Hall-Long

In the Spring of 2012, we hope to install some permanent solar-powered speed indicators to help prevent speeding on Brennan Blvd.

C. Old Business

Delinquent Properties – Penny & Gerri

Penny is designing process for standard procedure. Beginning in Jan 2012, we will have a timeline for each step of the process. We have filed 24 debt complaints against residences, 4 have come forward to pay. Next step would be a lien on the property. Then the Sheriff would be called to enter the property.

Sidewalks – Glenn & Rose

Will get together to compile a list of sidewalks that need to be repaired.

Fountains – Glenn

These will be turned off very soon. A light which is currently broken at the entrance of the neighborhood will be fixed.

D. New Business

Billing Proposal – Nemishh

Contacted a company that would be able to bill the residents instead of the County performing this function. Each invoice would cost \$2 and would include postage and a SAE for payment. If we are able to provide data in Excel format – cost would be \$100 one time, if they have to input all the data - \$40/per hour. We would need to set up and pay for a PO Box to receive payments. We can customize the bill and would get a monthly report of the payments. Is there an additional fee to collect the money and then pay us? Heather states the County currently charges us \$6 per invoice. Gerri would not like the added work of receiving the checks – we would prefer the money is received by this Company and then transferred to us. We would be able to receive money as frequently as we like. Gerri states that the County is unable to add any additional lines to their invoices as it is against our contract with them. Tracy asks if there is anything in our by-laws that states how much we are able to charge for interest. Gerri states that we would need to contact the County by January 17th 2012 if they are going to bill for us. Glenn states we would be able to vote on this over email. General consensus is that this is a great idea , as we will be able to receive money more frequently than from the County. Penny can work on additional wording which can be added to the bills.

Treasurer's Report – Gerri

As of 11/30/11

Money Market acct: \$32,498.09

Checking acct: \$49,122.10

Replacement of Assets acct: \$59,449.27

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

Records from 2010 have been sent to the accountant and are being audited.

Architectural review – Toni

Nothing new to report.

Snow Removal – Gerri

Gerri registered us for snow removal

Crime – Tracy

Recently there was a raid in Brennan Estates and this is apparently in conjunction to some recent burglaries. A press release should be coming.

Board Positions up for re-election - Glenn

There will be some Board positions open for re-election which will occur at the 2012 AGM.

Adjournment:

Meeting was adjourned at 7:47 pm by Glenn. The next general meeting will be at 7:00pm on 11th January 2012 in Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by: