

Clearbrooke HOA Community Meeting

April 4, 2022 at 7p

Location: Elks Lodge

Attendees: Jim Warner - President, Russ Batson – Outgoing Treasurer, Hilary Sporney - Secretary, Mike McDermott – Interim Treasurer .

Business

- Call to order 7p. 35 families attended.
- President Jim Warner noted that Russ Batson is resigning from the Board and gave a warm round of thanks for his many contributions.
- Mike McDermott was introduced as the interim replacement for Treasurer.
- Secretary – minutes from September meeting reviewed.
- Treasurers Report – Financial report to 2/22/22. Paper copies available. Operating expenses and money on account and operating reserve discussed. There is a new legal firm handling delinquent dues as our regular legal team no longer provide this service. Concerns from homeowners about new legal team were heard and explained. While every effort is being made to collect on past due HOA fees, these overdue accounts will be handled with liens as needed.
- Plans for use of monies on hand include paving and signage. Paving estimates have increased 29% which makes for a bigger challenge We plan to include extra street signage including children at play signs in the contract. Estimates for pond dredging are in the region of \$100,000 as they charge by tonnage. The Board is exploring government grants to cover costs.
- Entrance lighting has been updated and improved. All street lights are being updated by Delmarva Power at no cost. The updating of the second group of 20 lights will begin in June of this year. The last 17 will be completed in 2023.
- Storm water pond management – we have hired a company to come and spray and chop down unwanted foliage as needed. A maintenance schedule is being established
- Property Maintenance update – most properties are looking good. A few properties are not keeping up with lawn maintenance and tidy yards .Please also pick up loose garbage if you see it. Please refer to the Covenants about parking requirements also.
- If you have a dog, please make sure you pick up their feces.
- A request was made again to erect a playground for children. It was noted that this would increase dues due to need for added insurance as well as building and upkeep costs. It was noted that the open space on Valley Run provides space for play. There were also concerns about some people hanging out for the wrong reasons there also.
- Golf carts –reminder that they should not be operated by children on our streets unless they have a valid driver's license.
- The Board is in process of rewriting the Covenant. Language will be made more understandable, contradictory issues clarified and issues no longer valid will be removed to meet present day needs. Please note that any changes will be brought to the community before submitting to the county.

- A group of concerned homeowners have been meeting to discuss issues. They have organized an Easter egg hunt which will be posted on the new Facebook webpage. They asked to have access to the community building for their meetings. They also asked to use a common area for the yard sale which was approved and will be held May 7th, same day as heritage shores yard sale.
- The Board has a new phone number and Facebook page. Slips with all contact mechanisms were passed out at the meeting:
 - Tel # 302 536 1327
 - Facebook page: www://facebook.com/homeinclearbrooke
 - Email address: clearbrookehoa@yahoo.com
 - Website: Clearbrooke.com
- Forms for building upgrades can be found on the website with rules and examples
- A member questioned whether city sewage systems are coming to our area. The Board will look into.
- Direct deposit/Pay pal billing for dues is being researched for possible future availability.
- A request was made to restart the summer picnic. A request for a pavilion was suggested. Concerns were voiced and the Board will review the request.

Meeting adjourned at 8.30 PM

Respectfully submitted, Hilary Sporney - Secretary