

Clearbrooke HOA Board Meeting

July 20, 2023 at 2p

Location: Community Building

Attendees: Jim Warner - President, Rick Martens - Vice President, Russ Batson – Treasurer. Hilary Sporney – Secretary and Dean Anderson - Architectural Committee.

Business

- A typo for the amount of the check paid to Comcast in June was reported in error. It was actually \$245.78 vice \$2,457.86.
- Secretary – Minutes available from April meeting. Summer newsletter in progress. Requesting entries for inclusion.
- Treasurers Report – Receivables for 6/30/23 reported by Treasurer. Outstanding receivables are \$35,626.21 Update on delinquent members – some monies received. Delinquent notices continue to be sent out as normal. We are over budget in legal fees. Discussion continues to find possible solutions and make decisions about how to proceed. One property is now owned by the State
- Update on permit paper work – follow up with Dean. Some submitted projects approved. Several violations discussed and handled.
- Letters for violations – letters will be sent out as needed.
- Election letter – will be similar to last year. Jim will add a paragraph concerning no applicants for board elections. 3 positions will be available. Five applications to date.
- We have again received an inquiry about putting in a children’s playground. The Board obtain legal advice on this as there are concerns .
- Russ is setting up to provide a 2024 budget. The Board discussed raising dues. There has been no increase since 2010. It will be important to ensure every property pays their dues on time as required. No final decision made.
- Weeds at the entrances need better upkeep. There has been some help from owners but it needs more upkeep.
- Checks for
 - Delmarva Power \$1477.04
 - Tributaries \$288.78
 - Hopkins Tax accounting \$780
 - Scott/Shuman \$120
 - Comcast \$2457.86
 - Fox/Rothschild \$398.20

Meeting adjourned at 3.00p

Respectfully submitted, Hilary Sporney - Secretary