

Clearbrooke HOA Board Meeting

July 14, 2021 at 7p

Location: Community Building

Attendees: Jim Warner - President, Rick Martens - Vice President, Russ Batson - Treasurer, Hilary Sporney - Secretary, Jay Rostein - Architectural Committee .

Business

- Secretary – June minutes approved. Several letters sent out for lawn, siding, vehicle and livestock violations. Letter prepared for realtors and title companies to improve communication with new neighbors. List being prepared and will be sent shortly.
- Treasurers Report – Receivables \$111,483.14. This includes all past due accounts and 2021 dues. Every effort is being made to collect on past due HOA fees with assistance from legal as needed. Broken and missing Stop signs have been replaced. Some street signs have disappeared and need replacement also.
- Entrance Update – Clean up at the Elks road entrance is done. Flowering shrubs have been added. The area looks much improved.
- Street lights – One third of lights in the development have been identified for the phase one of updating the lighting in the neighborhood. Delmarva power will be following through. It is hoped it will provide a safer environment for everyone.
- Pond Maintenance – we have now received 3 estimates that are under review for best option.
- A letter to homeowners is being prepared to clarify voting procedures for the development. Voting will occur October 11, 2021.
- Neighbors are encouraged to call State police for incidents of property damage and theft, etc. It is hoped the lighting will reduce problematic increases in petty crime. There have been some break ins so everyone needs to be alert and keep cars locked etc.
- One of the entrances need tree/shrub cutting to ensure Clearbrooke sign is visible.

• Checks for	
Delmarva Power	\$1369.93
Sherman Heating Oils	\$80.57
Murphy Lawn Service	\$700
Comcast	\$148.77
Hopkins Tax Accounting	\$615

Meeting adjourned at 8 PM

Respectfully submitted, Hilary Sporney - Secretary