

Clearbrooke HOA Board Meeting

March 23 , 2023 at 2p

Location: Community Building

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

Business

- Secretary – February minutes approved.
- Treasurers Report – Outstanding receivables are \$39,330.67. Delinquent dues are liened or in court. A prioritized list for follow up was provided to the Board. Legal fees are affecting overall budget balancing. 44 owners have not paid their dues, with several owners in arrears for multiple years. Legal follow up has been commenced for delinquent dues.
- The Board has notified any homeowners and builders not in compliance with the covenants to correct any issues outstanding. Letters have been sent as needed and follow up is underway to ensure compliance.
- Project requests were approved. Owners will be notified..
- Newsletter mailed out
- It was noted that some properties are not managing water drainage appropriately. This is causing early deterioration of the tarmac. Dean to be notified of those not in compliance.
- New street signs will be replacing old worn signs as needed as weather improves.
- Board discussed agenda for Development meeting, including the need to encourage volunteers to run for office. If the Development has to resort to an outside company it will reflect significantly on future dues requirements.
- Checks for

Delmarva Power	\$1479.07
Sherman Heating	\$191.74
Hopkins Tax accounting	\$2380
Rick Martens(stationary)	\$64.19
Comcast	\$10.28
Fox Rothschild	\$1560

Meeting adjourned at 3.30p

Respectfully submitted, Hilary Sporney - Secretary