

## Clearbrooke HOA Board Meeting

October 27, 2021 at 7p

Location: Community Building

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

### New Business/Guest

Homeowner requested alternate black fencing and showed planned fencing desired. The Board cannot at present accede to the request. However, it will be addressed in Covenant updates. It was agreed to write an amendment and take it to a vote at the next homeowners meeting. It will need 60% approval to move forward.

### Business

- Secretary – September minutes read and approved. Multiple letters sent to owners regarding lawn care, location of trailers etc. Several are repeat violations. As the Covenant is revised this area will need to be addressed to improve compliance.
- Treasurers Report – Receivables \$8537.44. 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. . Monies on account will be partially used for road repairs in spring. A schedule for this is in process of development and contract proposals will be obtained
- Street lights – First third of lights to be installed between October 20 and November 18 by Delmarva Power.
- Pond Maintenance update – ponds have been sprayed. Maintenance schedule set up.
- Further discussion about a play area for children was discussed. While the Board understands the desirability it is cost prohibitive at present without increasing dues.
- A gentleman with a handicap van who is planning to move into the development requested removal of one of the speed bumps on Clearbrooke Boulevard.. It is understood that older disabled vehicles may have problems which newer models have corrected to allow for going over speed bumps. The Board has done some research on this and will continue to look into the matter.
- Tracey's lawn service is increasing their rates. The Board approved going forward with them.
- The tree trimming needed at 400 S Winding Brooke has not been done. It will be referred to the lawyer for further intervention.
- Checks for
  - Delmarva Power \$1260.41
  - Sherman Heating Oils \$80.57

Tracey's Lawn Service	\$700
Comcast	\$307.54
+148.77	
Hopkins Tax Accounting	\$630
Scott and Shuman	\$75

Meeting adjourned at 8 PM  
Respectfully submitted, Hilary Sporney - Secretary