

Clearbrooke HOA Community Meeting

October 3, 2022 at 7p

Location: Elks Lodge

Attendees: Jim Warner - President, Rick Martens - Vice President, Russ Batson – Interim Treasurer, Hilary Sporney - Secretary, Dean Anderson – Director at large .

Business

- Call to order 7p. Low turnout due to poor weather conditions.
- President Jim Warner noted that with the addition of Mr Anderson, there was only one application to run for a Board position of which 3 were needed. Therefore, , there would be no voting. Current members will remain on the Board. Mr. Batson and Mr. Warner have agreed to stay on for the interim.
- Secretary – minutes from the last community meeting were read aloud..
- Treasurers Report – Financial report to 8/31/22 along with the 2023 budget were shared.. Paper copies available. Operating expenses and money on account and operating reserve discussed. There is \$121,000 for road repairs which will be used this month .There is a new legal firm handling delinquent dues as our regular legal team no longer provide this service. While every effort is being made to collect on past due HOA fees, these overdue accounts will be handled with liens as needed. Homeowners are given 30days to respond before liens are attached.
- Plans for use of monies on hand include paving and pond dredging. 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.
- All lights are being updated by Delmarva Power at no cost. Two thirds will be completed in June. with the remainder done by end of year..We are waiting for Delmarva to respond
- Storm water pond management – we have hired a company to come and spray and chop down unwanted foliage as needed.. A maintenance schedule has been 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.
- Requests for fences and other outdoor add ons must be approved by the Board and follow covenant guidelines.
- If you have a dog, please make sure you pick up their feces.
- Golf carts –reminder that they should not be operated by children on our streets unless they have a valid driver's license.
- We need more community involvement . New residents are encouraged to get involved.
- Dean Anderson introduces himself to the group

- It was suggested that we need a microphone for the community meetings. It will be looked into.
- One member requested that we refer to Roberts Rules of Order.
- 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
- One homeowner created a problem and caused the meeting to be aborted. Follow up will be handled by the Board.

Meeting adjourned at 8.30 PM

Respectfully submitted, Hilary Sporney - Secretary