

CLAIRBORNE MAINTENANCE CORPORATION

Minutes for Quarterly Meeting, January 14, 2003

Officers/Board Members

President/Board Member	Tom Sarnecky	19 Airdrie Drive	836-4455
Vice Pres./Board Member	Mike Murray	9 Airdrie Drive	832-7345
Treasurer/Board Member	Debbie Watts	37 Pegasus Place	834-5408
Secretary/Board Member	Valerie Kresge	119 Ascot Court	832-7413
Board Member	Ed DeLooze	5 Airdrie Drive	836-5727

Committees

Architectural Committee

Mike Hudson	834-6516
George Holstein	832-2864

Grounds and Maintenance Committee

Mike Murray, Chair	832-7345
Jim Foltz	838-5104
Rich Quickle	832-2772
Trevor Thompson	834-8246

Call for nominations: two board seats are up for election this year. Anyone interested in being on the board should contact Valerie Kresge by Sunday evening, 01/19/2003. Ballots will be distributed next week along with voting for the annual budget.

Tom called the meeting to order at the Pencader Grange at 7:04 p.m.

1. Introductions

Board members in attendance were Tom Sarnecky, Mike Murray, Debbie Watts, and Val Kresge. Fourteen other homeowners also attended.

2. Secretary's Report

- Val explained that the old way of earning Genuardi's funds by collecting hard copies of receipts is longer in effect, since Safeway has changed their policy. Val will register Clairborne under the new eScrip program and communicate via the website how to participate if desired.
- Tom reviewed in detail the October Minutes that he prepared. They were unanimously approved.

3. Treasurer's Report

- Debbie handed out the checking (\$4,321) and savings (\$45,314) account summaries as of 1/14/03, and explained that the web site fee is now paid yearly, not monthly.
- Three bills need to be paid: one Clean-Cutt bill for grass cutting, one Clean-Cutt bill for snowplowing, and one franchise report fee.
- Thirty-five homeowners still owe assessments from last year. It is now time for the second letter to be sent, followed by the third (**certified**) letter, if necessary (this is standard procedure).
- Several homeowners are delinquent from previous years' assessments, and Tom has already forwarded this information to our lawyer.

4. Grounds and Maintenance

- **Snowplowing** ó Mike M. reported that two cull-de-sacs (Pegasus Court and Donamire Court) have been missed in the last two snows. He has contacted Clean-Cutt (after the first snow and again after the second). The owner and Mike discussed that fact that lawns were dug up last year and that edge markers are preferred since Clairborne doesn't have curbs.
 1. Don, the owner, does have maps, but needs to be sure that the driver has them.
 2. Ascot Court was plowed curb-to-curb and it was generally agreed that the roads that were done were done sufficiently.

CLAIRBORNE MAINTENANCE CORPORATION

Minutes for Quarterly Meeting, January 14, 2003

3. Tom will check on an Airdrie lawn that has a stake pointing outward (toward the street).
 4. The 4-way corners seem to be a problem area (turf is plowed).
 5. It was noted that in the January 2002 Minutes Jim Foltz, on behalf of the Board, offered stakes to any homeowner who wanted them. No one took advantage of this.
 6. Tom noted that the board views Clean-Cutt as liable only for *significant* damage caused by *negligence*.
 7. Tom and Mike decided for the snowfall on January 5th, for safety's sake, that roads would be plowed, even though less than 4ö was expected. (It is generally thought that 4 to 5ö fell in Bear, this has not officially been verified yet). One homeowner reported that the snowplow exceeded the 25 mph speed limit during the last plowing (at night).
 8. It is understood that a homeowner's property does *not* extend all the way to the road (there is an easement).
 9. Debbie forwarded the snow reimbursement forms with phone numbers to Mike.
- **Entrance sign**
Rich explained that the entire (100%) cost of the sign has been funded by the State of Delaware through Vince Lofink's office. Tom will send a letter to Vince in thanks.
 - **Open space**
Ed DeLooze, Debbie, and Jim Foltz will meet to discuss rules governing the use of the open space by organized teams.
 - **Other**
Do we need or want a walkway on Lexington near the open space? Thirteen people raised their hands to vote yes to an asphalt (less cost, maintenance) walkway from Airdrie to the end of the open space. This is a matter for the Board, who will report by April.
5. Architectural Committee
- George reported no new issues. There is one new member of this Committee and Trevor will update the web site to that effect.
 - A complaint was received about 25 Airdrie about the siding color to a recent addition not matching the house siding. George said that no application was submitted for that project, but the Committee will investigate it.
 - One homeowner reported a house on Ascot as having an addition with brick walls and a metal roof, but was not filing a complaint. George said that no application was submitted for this.
6. New business
- **Nominations**
 1. Debbie accepted the nomination to continue on the board.
 2. Val expressed her preference to have one or two others be nominated for the Board.
 3. Val will type the Minutes from this meeting tomorrow to allow distribution to homeowners this week (By Tom, Mike, Rich, Debbie).
 - **Budget**
Tom proposed the same budget as last year (\$75 with the highest costs being for grass-cutting, snowplowing, swale repair, and postage). This will be forwarded for approval by the residents.
 - **Meeting site**
Trevor has reserved the Grange for all of 2003. However, there are also other sites such as the new Troop 2 HQ building on Route 40 (Community Room fits up to 100 people) and the relatively new Conservation building on old Route 896. Both provide free access.
 - **Memberships**
 1. The Civic League sells their member lists for \$10. This will not be pursued.
 2. Norm advised joining either the Bear-Glasgow Association or the 7/40 Alliance.

CLAIRBORNE MAINTENANCE CORPORATION

Minutes for Quarterly Meeting, January 14, 2003

- **Planning Calendar**

Tom compiled a planning calendar for Board and Community events. This will be discussed at the next Board Meeting.

- **Web site**

Trevor has been out of town for weeks, so the web site has not been updated recently. He will update it soon.

- **Meeting signs**

Rose Hill has two signs (at the two ends of their community), which are posted when there is a community meeting. Tom will ask the person in Clairborne who is willing to make the signs to do that. One will be posted at Eaton and Lexington and one at Denny and Airdrie.

- **Abandoned house**

Homeowners raised the issue of an abandoned house on Peninsula Court which has overgrown grass during the summer (sometimes mowed by resident(s)) as well a rickety fence and damaged garage door. This needs to be reported to the County. Tom reported that he had called the realtor but had received no response.

- **Overdue fees**

Norm Spector reported that other communities have started to charge a \$500 theft of services fees to homeowners who are delinquent on their dues. These fees have been challenge in court and the courts have found in favor of the communities.

- **New homeowners**

A couple attended the meeting and said that they were unaware of what dues need to be paid. Tom said that there is no longer any Welcome Wagon to distribute documents so the settlement process must handle that.

- **Alignment of deed restrictions**

Tom and the lawyer have not connected yet, but need to discuss the different documents and the alignment of them with respect to deed restriction verbiage.

- **Color matching**

One homeowner reported that the same color roof shingle is no longer available. George said that a similar color should be close.

The meeting was adjourned at 8:11 p.m.

The next meeting of the Clairborne Maintenance Corporation will be on *February 11, 2003 at 7:00 p.m.* at the Grange Meeting Hall on Glasgow Avenue/Old Route 896 (next to People's Plaza).

All homeowners/members are welcome!

The Agenda is:

1. Annual Budget vote
2. Board member voting
3. Other issues