

CLAIRBORNE MAINTENANCE CORPORATION

Minutes for Annual Meeting, February 11, 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

Tom called the meeting to order at the Pencader Grange at 7:07 p.m.

1. Introductions

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

2. Budget Vote

- Val, as chair of the Election Committee, asked for volunteers to open the budget vote envelopes, separate the votes into Yes and No piles. Three people did this, Val counted the ballots and the results were:
 - Three envelopes were undelivered (vacant homes).
 - Countable votes totaled 92-Yes votes and 6-No votes. One homeowner registered his Yes vote in person, to make a grand total of 93 Yes and 6 No votes.
 - Uncountable votes totaled 31 (mostly for no signature on the envelope). Of these, there were 29-Yes votes and 2-No votes.
 - In response to a question about why the instructions are so involved, Tom responded that he belongs to three other professional organizations and all have the same voting rules.
- A question arose as to whether we need an annual vote if the budget and allocation is exactly the same. Tom read the by-laws, which state that we do not need an annual assessment. (We could live off of our savings.)

3. Election of Maintenance Corporation Board

- There was no official ballot for Board members. One vote was cast for Debbie Watts.
- Tom asked if anyone would be willing to serve on the Board. Matthew Corrozi volunteered (he is a new homeowner).
- Tom will call a Board meeting for the new Board to elect officers (President, Vice-President, Secretary, and Treasurer).
- Norm expressed thanks to Val for her years of service.

4. Other

- Some homeowners asked why is there delinquency in paying annual dues? (There are 19 overdue this year and still 5 from previous years.) Debbie responded by saying that we do not know and that some homeowners refuse to pick up their 3rd notice, which is delivered by certified mail. The corporation is willing to work with any homeowner to determine options for payments. In the past a homeowner has asked for a payment plan, which was accepted and completed in a timely manner. Val said that it is a small percent of the total that do not

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pay over the long term. Norm explained again that New Castle County courts have allowed a \$500 theft of services fee for overdue dues. We also have options of putting a lien on property or using a collection agency (they charge 20% of the amount collected). Tom stated that liens are reported to the realtor. Norm also emphasized the positive by saying that he has received very good comments about how good Clairborne looks.

2. One homeowner asked that if there is a complaint that the homeowner be notified first before a public hearing of the matter occurs. This homeowner stated that she has been willing to handle the color issue, but the cold weather occurred before that was possible. The situation IS being handled though. Another homeowner raised the issue of Board inconsistency in handling complaints (verbal ones are not followed-up on but written ones area). Tom agreed to work with the Grounds and Maintenance Committee to fill out the proper form with a date that the work would be done (for the Architectural Committee).
3. One homeowner asked why there is a contingency amount in this year's budget in light of the fact that we have about \$50,000 in our checking and savings accounts and that the State or County can offer a bond for swale repair. Board members responded that we have not had large maintenance costs yet (swale repair, etc.) and that Paul Fax, a former Board chairman, had advised us to include an entry for contingency funds in our budget two years ago to prepare for the future. Val said that one maintenance corporation in PA had to raise their dues \$100/month to pay for costly maintenance items that had not been adequately prepared for. Tom said that the Board could re-look at the contingency fund budget item.
4. One homeowner raised the issue of sharing our common space (and insurance costs) with Rose Hill and could we put this to a vote? He will investigate the insurance issues. Norm restated his opinion that perhaps the open space could be turned back to meadow.
5. One homeowner mentioned that a garbage truck could be seen (and heard) on every day of the week, so can we consider having one garbage collector? Norm said that this issue has been raised in the past and Independent Disposal Service would do it but can only pick up one time per week, in that case. And, most homeowners want their own choice.
6. Norm and the County will keep an eye on the vacant but secured house and wants anyone to report high grass or debris or any other issue to him. The house will be for sale.
7. Norm offered to gather crime statistics for the Glasgow/Bear area by the April meeting.

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

The next meeting of the Clairborne Maintenance Corporation will be on *April 8, 2003 at 7:30 p.m.* at the Grange Meeting Hall on Glasgow Avenue/Old Route 896 (next to People's Plaza). All homeowners/members are welcome!

The tentative agenda for the next meeting will be:

1. Introductions
2. Secretary's report
3. Treasurer's report: - Account balances and expenses - Assessment Update - 2002 Tax Return
4. Grounds and Maintenance report: - Sign update - Snow Plowing - Grass Cutting
5. Architectural Committee: - Deed restriction issues
6. Other issues: - Crime Report