

CLAIRBORNE MAINTENANCE CORPORATION
Minutes for Quarterly Meeting - July 8, 2003

Officers/Board Members

President	Tom Sarnecky	19 Airdrie Drive	836-4455
Vice-President	Mike Murray	9 Airdrie Drive	832-7345
Treasurer	Debbie Watts	27 Pegasus Place	834-5408
Secretary	Ed DeLooze	5 Airdrie Drive	836-5727
Board Member	Matthew Corrozi	19 Peninsula Court	834-0919

Committees

Architectural Committee

Mike Hudson	834-6516
George Holstein	832-2864
Joe Walsh	836-4953

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 7:00 pm.

1. Introductions

- Board members in attendance were Tom Sarnecky, Debbie Watts, Matthew Corrozi and Ed DeLooze. Eleven other homeowners were in attendance.

2. Treasurer's Report

- Debbie Watts handed out the checking account information, with a balance of \$5635.56, and reported the savings account has a balance of \$43,497.88.
- A refund of the snow plowing costs in the amount of \$3067.50 was recently received and deposited into the checking account.
- In May, Debbie sent certified letters to all residents who had not paid their dues. 5 residents have not paid their annual dues.
- One resident questioned whether we collect the legal fees and interest from the past due homeowners. Currently, we do not collect those fees.
- Tom made a suggestion that names of residents in arrears would be sent to a collection agency. A motion was made and passed to solicit bids from collection agencies to collect past due maintenance corporation dues.

3. Secretary's Report

- The minutes from the April meeting were reviewed and accepted.

3. Grounds and Maintenance Committee

- Clean Cutt was renewed as the lawn cutting service.
- Clean Cutt requested to cut the common areas every 7 days, but the G&M Committee has requested they continue cutting every 10 days.
- One homeowner reported that the drain cover in a swale near their home is eroding causing a sinkhole around the drain. It was recommended that the

homeowner contact DNREC to look at this issue. If DNREC refused to investigate, then the Maintenance Corporation would look into the issue.

- Questions were raised again about standing water in the swales. The Grounds and Maintenance Committee is investigating this issue.
- Usage of the open space was discussed. There is a site on the Clairborne web page regarding open space usage. Tom Sarnecky reviewed the open space rules that were drafted earlier this year, and will be introducing these into the web page.
- Questions were raised about one part of the open space not being mowed due to soft ground and erosion. This will be reviewed with Clean Cutt and the G&M Committee Chairperson.

4. Architectural Committee

- The AC Committee reminds all homeowners that any additions, sheds, pools, fences, decks, porches- need to be reviewed and approved by the AC Committee. Please provide plans and request form (on web page) to one of the ACC members. The ACC is only a resource for these projects, and to date has not turned down any project.
- If any homeowners are finishing their basements and there will be bedrooms where people will sleep at night, an egress window or door must be installed to provide an adequate exit route in the event of emergency. Many homeowners are not aware of this requirement.
- The deed restriction regarding boats in driveways and on property in Clairborne was reviewed. As the current deed restrictions are written, boats are not allowed to be stored in the open on any homeowner's property, unless completely contained within the garage. The Board will review the deed restriction and decide whether this needs to be brought forward.

5. New Business

- The lightning strike and fire at 111 Ascot Court was discussed. The homeowners and several neighbors were in attendance. Many homeowners are concerned that Clairborne does not have the proper fire department coverage.
- Susanne and Paul Dempsey, the homeowners at 111 Ascot Court, expressed their thanks and appreciation for all that the residents of Clairborne and Rose Hill have done, and continue to do, to help them during this difficult time. Anyone wishing to make a personal donation can mail to the Dempsey's at their home address on Ascot Court.
- Tom Sarnecky will contact the elected representatives to see what steps we can take to address the fire department coverage issue.
- Discussion was held regarding lightning rods on homes in the area. Several homeowners are taking a proactive approach and having lightning rod systems installed on their homes. The cost of this system is approximately

\$1100-\$1300. One company that installs these systems is Paxton, out of West Chester, PA.

- Tom mentioned that at the end of this year, there would be three board of director positions available. Nominations can be sent to the secretary, Ed DeLooze, at 5 Airdrie Drive.
- Joe Walsh has volunteered to be part of the Architectural Control Committee. Thanks Joe!

The meeting was adjourned at 9:00 pm.

The next meeting of the CLFMC will be Tuesday October 14, 2003.

THE ANNUAL CLAIRBORNE HALLOWEEN PARADE AND HAYRIDE IS SCHEDULED FOR SATURDAY OCTOBER 25, 2003 AT 2 PM. WATCH YOUR NEWSLETTERS AND MAILBOXES FOR FURTHER INFORMATION.