

# CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

## Meeting Minutes

Tuesday, January 14, 2025, 7:00PM

St Margarets of Scotland

### Officers/Board Members

<b>President:</b>	Rich Boyer	15 Pegasus Place	302-521-3390
<b>Vice President:</b>	Dom Squitti	18 Pegasus Place	302-750-9195
<b>Secretary:</b>	Rich Quickle	12 Pegasus Place	302-690-3425
<b>Treasurer:</b>	Debbie Watts	37 Pegasus Place	302-540-4196
<b>At Large:</b>	Jeremy Keffer	56 Eaton Place	484-769-3256

### Architectural Committee:

Jeremy Keffer	484-769-3256	<a href="mailto:jeremy@yekeffer.net">jeremy@yekeffer.net</a>
Michael Stone	302-743-0897	<a href="mailto:masone88@yahoo.com">masone88@yahoo.com</a>
Ed DeLooze	302-530-2950	<a href="mailto:edelaware@gmail.com">edelaware@gmail.com</a>

### Grounds & Maintenance Committee:

Dom Squitti	302-750-9195	<a href="mailto:domnfrans@gmail.com">domnfrans@gmail.com</a>
Alyssa Vazquez	862-336-3477	<a href="mailto:Alyssa.dellureficio@gmail.com">Alyssa.dellureficio@gmail.com</a>

**CLFMA Website:** [Clairborneatlexingtonfarms.org](http://Clairborneatlexingtonfarms.org)

**Contact for General Inquiries and questions:** [contact@clairborneatlexingtonfarms.org](mailto:contact@clairborneatlexingtonfarms.org)

Rich Boyer called the meeting to order at 7:04pm

### Introductions

- There were 13 people in attendance, 5 board members, and 8 residents.

### Legislative Update

- No updates

### Secretary's Report

- The minutes of the October 8<sup>th</sup>, 2024 meeting were approved/accepted, and can be viewed online.

### Treasurer's Report

- M&T Checking/Savings Account: Balance = \$6341.55, two outstanding bills on the books currently to be paid (snowplowing and fertilizer application). Recent Snow Plowing included salting of roadways before the snowfall. Snowfall was less than 4" so we're required to pay this invoice in full, without reimbursement, per Deldot snowfall reimbursement guidelines.
- Franklin Mint Savings Account: \$25,533.52.
- Franklin Mint CD's (3 total): Total = \$61,896.64 (1<sup>st</sup> CD - \$20,000.00, 2<sup>nd</sup> CD - \$20,948.32, 3<sup>rd</sup> CD - \$20,948.32)

# CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

## Meeting Minutes

Tuesday, January 14, 2025, 7:00PM

St Margarets of Scotland

- **Spending Totals for 2024:** \$21,720.19, includes all usual maintenance and operating expenses, as well as maintenance and rehabilitation of the entrance sign.
- **Total income of CLFMA for 2024:** \$21,635.84
  - Dues income: \$17,355.61
  - Snow removal reimbursement from Deldot: \$675.00
  - Interest Savings Account: \$726.56
  - 6 month CD: \$405.67
  - 12 month CD: \$2,473.00

### **Grounds & Maintenance Committee Report**

- Salting of community roads and snow removal recently performed on January 6, 2025.
- One homeowner had an area of lawn damaged from plowing from the plow. This was rectified
- Specifications for grass cutting and snow plowing to be reviewed and updated for future bids.
- Open space – very loose plan to do something with the swale along the woods in the large open space area along Lexington. Dom did find out that this area is considered wetlands. More work to be done this spring to determine a path forward.

### **Architectural Committee Report**

- 42 Eaton rectified the metal fence violation as mentioned in previous minutes. Owner submitted a new app for wooden fence. All legal means to pursue this violation were dropped.
- A homeowner requested via application to side over one of his windows, and this was denied in order to maintain consistency of view and aesthetics of all houses. Owner instead installed a new window.

### **Old Business**

- Amendment of deed restrictions for the option of privacy fencing to surround trash cans is still in process. This is to provide an option to hopefully mitigate continued violations of the restrictions that the Board has received complaints about. No time limit placed on this vote. The communication for vote to amend the restrictions was sent out via emails to save postage and via U.S. mail for those who have not provided email addresses to the Board. Some residents have chosen to not include their emails for communications, others do not have email accounts. Present vote is 66 approved, 4 abstained, 5 denied. This total currently is not enough to make the 2/3 vote of approvals to move forward with the proposed amendment.

### **New Business**

- Election of board introduced as it is yearly. Nominations were made for:
- Dom Squittierra to be on the ballot
- Jeremy Keffer to be on the ballot
- Rich Boyer to be on the ballot

# CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

## Meeting Minutes

Tuesday, January 14, 2025, 7:00PM

St Margarets of Scotland

- Ballots will be sent out via email and U.S. Mail per mention above in these minutes, as some residents do not wish to provide email addresses, or do not have one to share. If email responses for the election are not received from households, ballots will be sent to them via U.S. Mail in hopes that ballots are returned. Email does have it's drawbacks and CLFMA has no control over the various email platforms and their spam filters, nor how often residents review their email for timely response.
- All Residents are encouraged to place their own name or other member/neighbor names on the ballots when received, if anyone wishes to assist with managing the CLFMA.

### Open Floor

- The topic of deed restrictions and associated opinions was discussed.
- The CLFMA Board encourages all members/owners to please attend meetings to be more involved with decision making and the spirit of community involvement. Please keep in mind that the Board are all volunteers doing their best to navigate all aspects of management of the community.

Meeting adjourned at 8:12pm

### **Next Meeting:**

St. Margaret of Scotland Church

Tuesday, February 18<sup>th</sup>, 2025

7:00pm

Meeting date is being delayed by one week because of Board members prior personal commitments.