

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, April 8, 2025, 7:00PM

St Margaret of Scotland Church

Officers/Board Members

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

Architectural Committee:

Jeremy Keffer	484-769-3256	jeremy@yekeffer.net
Michael Stone	302-743-0897	masone88@yahoo.com
Ed DeLooze	302-530-2950	edelaware@gmail.com

Grounds & Maintenance Committee:

Dom Squittiere	302-750-9195	domnfrans@gmail.com
Alyssa Vazquez	862-336-3477	Alyssa.dellureficio@gmail.com

CLFMA Website: Clairborneatlexingtonfarms.org

Contact for General Inquiries and questions: contact@clairborneatlexingtonfarms.org

Rich Boyer called the meeting to order at 7:09pm

Introductions

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

Secretary's Report

- The minutes of the February 18th, 2024 meeting were approved/accepted, and can be viewed online.

Treasurer's Report

- Accounts: Savings – M&T Bank and Franklin Mint, **TOTAL - \$27,71933**
- CD's – 18 Month - \$21,126.77, 18 Month - \$21,126.77, 6 Month \$20,192.19, **TOTAL -\$62,445.73**

Grounds & Maintenance Committee Report

- Dom contacted Deldot – The area around the new traffic circle is not growing back properly. They will reseed the area around the traffic circle soon.

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- Swale on the edge of the woods towards the Rose Hill side of the large open space we own is still being evaluated for remedy
- A beautification project for this same area that was cleared out last Fall is still being formulated and when done, solicitations will be sent out for volunteers around the community. Stay tuned.

Architectural Committee Report

- One request for a new door and approved.

Old Business

- No old business on the agenda

New Business

- The use of email for communication to all members will be placed into action via Corporate Resolution. All official business the Board is required to conduct will be done through email or regular US Mail, depending on need a purpose. A vote will be sent out to all residents to follow proper process for this issue.
- Several emails went out to residents with boats and trailers present on properties. All agreed to move them
- There has been an increase in unapproved wood-slat type gates around the community. Notices will be sent out to advise residents that they should be split rail type to meet deed restriction guidelines.
- A notice was sent out on 3/24/25 to a resident about an installed of a metal gate assembly, which is in violation of deed restrictions. No response from the resident yet.
- Discussion about Civic association formation took place. That will be up to folks that would like to spearhead the effort. This entity would not be associated by the CLFMA or it's budget, and would be self funded via other fundraising efforts. Rich Boyer is going to check with the CLFMA Insurance Co. to see what is covered for gatherings, picnics, etc. in the open space. Resident Dan Mawn mentioned other communities using waivers for gatherings to avoid liability in the event of an accident.
- Jeremy Keffer demo'd an idea for Website redesign to make it more interactive. Goal is to set up a forum and interactive boards for announcements, community events, etc. The goal is to increase communication for the community and especially notifications from the Board.
- This would mean moving away from the GoDaddy site to a newly hosted site, for around the same cost per year. Cost comparisons will be investigated.
- The idea of a hosted email site such as Amazon SES is being looked at. This is to ensure reliable email to such a large membership with so many email servers out there. Dan Mawn offered that could set up a free email server for use by CLFMA. This is a viable option and will be considered.

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- A motion was made to start to transition all web site information, formation of an interactive board, and email hosting. This was approved so steps will be taken to move in that direction.

Open Floor

- Yard Sale is April 26.
- A question was raised about changes to trash can location/storage. No resolution at this point, and the vote that went out is still open for response and submittals.

This was a very interactive meeting with great ideas and input from everyone attending. We encourage folks to attend meetings, so we can make best decisions for our surrounding community.

Meeting adjourned at 8:16pm

Next Meeting:

July 9, 2025 @ 7:00pm

St. Margaret of Scotland Church