

Clairborne Maintenance Association

Quarterly Meeting Minutes
Tuesday, April 11th, 2023 @ 7:00 p.m.
St Margaret of Scotland

Officers/Board Members

President	Rich Boyer	15 Pegasus Place	302-521-3390
Vice-President	Jim Metz	32 Eaton Place	302-275-1950
Secretary	Rich Quickle	12 Pegasus Place	302-690-3425
Treasurer	Debbie Watts	37 Pegasus Place	302-540-4196
Member, At-Large	Mike Murray	9 Airdrie Drive	302-593-6784

Committees:

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

Rich Boyer,	302-521-3390
Chairperson	rboymoving@yahoo.com
Jim Metz	302-275-1950 jimmetz@aol.com

Rich Boyer called the meeting to order, held at St. Margaret of Scotland, at 7:05 p.m.

1. Introductions

- There were 16 attendees: 4 board members, 2 committee members, and 10 Clairborne residents present.

2. Legislative Update

- Rich Boyer attended an informational meeting with Senator Hanson on 3/28/23 at Hodgson Vo-Tech. The meeting was an HOA leader's forum on Common Interests Community. Ombudsman Chris Curtin discussed what the HOA needs to be current with state laws. He stated that we need to register our By-Laws and all documents about the community, with the NCC Recorder of Deeds.
- Manager, Michael Harris, talked about Stormwater & Environmental Programs. Mostly talked about pond maintenance.
- Michael Gallagher and Eric Williams from Delaware Crimestoppers talked about their company and its function.

3. Secretary's Report

- The minutes of the Feb.12th, 2023 meeting were accepted and can be viewed online.

4. Treasurer's Report

- Accounts – **Savings:** \$73,409.12 **Checking:** \$7285.54
- All bills are paid.

Clairborne Maintenance Association

Quarterly Meeting Minutes
Tuesday, April 11th, 2023 @ 7:00 p.m.
St Margaret of Scotland

5. Grounds and Maintenance Committee

- Work is still being done on cutting the overgrown weeds along Lexington Parkway near the open space from the last 30 years of unrestricted growth.

6. Architectural Committee- Deed restrictions

- A homeowner placed a shed on their property without following their agreed deed restriction. A certified letter is to be sent. The new amended By-Laws will take precedents on this issue.
- Mike Hudson and George Holstein have resigned from the ACC. We would like to thank them for their long dedication to the ACC and Clairborne.
- Mike Stone and Jeremy Keffer have agreed to join the ACC.

7. Old Business

- Certified letters were sent to the HOA members regarding their utility trailer violations. Still working on resolving the issues.

8. New Business

- DelDOT is asking to buy 2 small sections of our open space to complete the traffic circle. (.20 acres and .11 acres). The board feels that if we resist, the State will take it as an Eminent Domain situation. On a positive note, DelDOT will be taking possession of the swale and its potential problems. Clairborne will no longer be responsible for the maintenance of the swale. They will pay us a nominal fee of \$10.00 if we wish to accept it or we can just donate the property to the state. The members of the DelDOT team have been good to work with and have agreed to do some additional work that we presented to them. Ed Delooze recommended, asking the State for \$215.00, \$1.00 for each homeowner. The recommendation will be presented to the State.
- Deed Restrictions Violation Fining Policy and Procedure. This issue is tabled at the present time. This item is a Board decision only, it will be posted when complete.
- Amending the Maintenance Declarations. (Deed Restriction) It has been brought to our attention that a homeowner, has been parking cars in their backyard. Numerous complaints have been made to the Board and New Castle County. The County Code states, it's legal to park a vehicle on your property if it is on a concrete pad, paved, or stone surface. Our Maintenance Declarations do not address specific parking in the yard. This needs to be addressed before it gets out of control, where residents put whatever, they want on their property. This issue needs to be investigated more thoroughly before any changes are made to our Maintenance Declaration. Item is tabled, till a committee can be formed, to evaluate changes to the Maintenance Declaration. All amendments to the declaration will need to be approved by

Clairborne Maintenance Association

Quarterly Meeting Minutes
Tuesday, April 11th, 2023 @ 7:00 p.m.
St Margaret of Scotland

- 2/3rds of the HOA. A proxy vote will go out by email before any mailing is done.
- A motion was made for Clairborne to join Franklin Mint Federal Credit Union. The Board wants a new place to invest our savings where it will get a better return, motion approved. Our current vendor does not have many options for simple CDs. The Credit Union will be available to all members of the HOA, there is a branch located next to Governors Square Plaza.
 - The Open Space along Lexington which backs up to Ascot is being used by people to hit golf balls. They have been hitting balls into the yards and have hit the houses in some cases. These homeowners are asked to contact the Police if the issue continues.
 - The board was asked about the “terms of use by residents only”/ “no trespassing” signs that used to be posted along Lexington Parkway. The board will get some new signs and put them up again. They will also post a “No Solicitation” sign at the entrance to the development, which was asked for by several residents.

The meeting adjourned at 7:45 pm

Next Meeting: Tuesday, July 11th, 2023 @ 7:00 pm, St. Margaret of Scotland Parish

Website: Clairborneatlexingtonfarms.org

For General Inquiries and questions: contact@clairborneatlexingtonfarms.org