

Clairborne Maintenance Corporation

Quarterly Meeting Minutes
Tuesday, April 13, 2021, 7:00 p.m.
St Margaret of Scotland – Social Hall

Officers/Board Members

President	Rich Boyer	15 Pegasus Place	836-9343
Vice-President	Jim Metz	34 Eaton Place	832-5584
Secretary	Beverly Wright	5 Eaton Place	834-8224
Treasurer	Cookie Burget	2 Whitaker Court	834-4252
Board Member	Mike Murray	9 Airdrie Drive	832-7345

Committees

Architectural Committee

Mike Hudson	834-6516
George Holstein	229-6580
Ed DeLooze	836-5727

Grounds & Maintenance Committee

Rich Boyer, Chair	836-9343
Jim Metz	832-5584

Rich called the meeting to order, held at St. Margaret of Scotland, at 7:04 p.m.

1. Introductions

There were 17 attendees: five board members, eleven neighbors and three representatives.

2. Legislative Update

Anna Shields for Stephanie Hansen, and Eric Morrison attended by Zoom, and Rachel Zara, in person, for David Carter. Noise control for the neighborhood was discussed. Stephanie Hansen's office will reevaluate and come up with alternatives. DelDot will not do a noise study on an existing road (Route 896). It was mentioned that the road surface did not make a difference in reducing noise, nor does the planting of trees. The most effective way is to reduce the speed of the traffic. Route 896 is a 55 MPH roadway where a lot of the traffic exceeds the limit.

Also, route 896 has several new developments under construction, and a new fly-over on 40 & 896 that are in the works which will inevitably increase the volume and speed of the traffic.

Other nearby communities must also be affected. Will they lodge complaints?

Within the community of Clairborne, a speed study was proposed. An officer could be placed to monitor speeds or speed bumps could be constructed. School buses and trash trucks are two of the offenders.

Will there be a traffic circle at the intersection of Denny road and Lexington Avenue?

Rachel Zara informed us of a new nature preserve that will be behind the community of Adam's Run.

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Rachel Zara informed us of a program sponsored by New Castle County that will do the collections of our Maintenance Assessments dues. She stated the current fee is \$10.50 per household. The total for Clairborne would be \$2257.50.

3. Secretary's Report

The minutes of the February meeting were accepted after correction and can be viewed online.

4. Treasurer's Report

Accounts

Savings: \$73,359.89 as of 03/31/2021

Checking: \$18,417.54 as of 04/10/2021

All monies deposited. All bills paid.

Assessment Review as of April 12, 2021

Years in arrears	Number of homeowners
1 year	2
2 years	0
3 years	1

Certified letters were sent to the two remaining homeowners that are 1 year in arrears demanding payment of assessments. The one homeowner that is 3 years in the arrears is still in Court litigation.

The Treasurer's report was approved.

5. Grounds and Maintenance Committee

The grass cutting contract is in place with Sacco Lawn Care. They will not always cut the center of the common area. Central Green will apply lawn care chemicals in three applications, not four to save money.

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6. Architectural Committee- Deed restrictions

No pending requests.

There was a brief discussion of a house on Eaton Place that received tornado damage where the replacement siding was a caramel color, unlike the rest in the neighborhood. It may be that former colors are no longer available since the development has been in existence for more than 30 years. Should the homeowner have checked with the committee?

New owners might not be aware of deed restrictions and might therefore violate them. Settlement companies should know to include a copy of the deed restrictions at each sale. Tina Easton is new to Clairborne. She has volunteered to lead a “Welcome” committee to assure that new owners are aware.

7. Old/New Business

- a. Rich Boyer reviewed the new collection and lien policies, which are a clarification to homeowners. The Board voted and approved the clarification on collections of the assessments.

The collection and lien policy will be sent with the next billing of yearly assessments. A copy will be posted to website as well as being emailed out.

Attendee Tom Sarnecky clarified for the Board that the new policy does not need to go out for a community vote. This simply is a clarification on how the Board is going to enforce the collection of the yearly assessments.

Can the County do the billing? It is awfully expensive, so no.

Could our GoDaddy website add a program to allow Venmo or cash-app payments of dues? The website could also automatically remind homeowners of the due date, September 1st and make it automated.

- b. Speeding throughout neighborhood: An assessment will be done over a 6–10-week period to determine how many cars are going above the 25 MPH limit. This study will suggest solutions, such as speed bumps.
- c. Mr. Hetrick will be employed as an intern for the neighborhood while getting a business degree at UD. He will be a court-registered agent to transact lien business and will work on grounds and maintenance projects. He may be paid a small stipend to replace other services we may have had to hire.

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- d. Eileen ‘Cookie’ Burget resigned as the corporation treasurer. She has been an excellent board member and treasurer for sixteen years and we are sincerely grateful for all her fine work and efforts to make our community financially healthy. [Addendum: Mary-Jo Metz, a current authorized signer on Clairborne's accounts, removed Eileen ‘Cookie’ Burget as an authorized signer on the Clairborne accounts. Mike Murray and Rich Boyer were added to the M&T checking and saving accounts as signers. Until a new treasurer is in place, all bills received will require two signatures on the checks to be issued. An M&T debit card was ordered and issued to Rich Boyer for any Clairborne out of pocket expenses.]

The meeting adjourned at 8:28 p.m.

Quarterly Meeting: Tuesday, July 13, 2021 at 7:00 p.m. at St. Margaret of Scotland.

Website: Clairborneatlexingtonfarms.org