

# Clairborne Maintenance Corporation

Annual Meeting Minutes  
Tuesday, February 9, 2021, 7:00 p.m.  
St Margaret of Scotland – Parish Center

## ***Officers/Board Members***

|                |                |                  |          |
|----------------|----------------|------------------|----------|
| President      | Rich Boyer     | 15 Pegasus Place | 521-3390 |
| Vice-President | Jim Metz       | 32 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 7:00 p.m.

#### 1. Introductions

There were 5 attendees: five board members.

#### 2. Legislative Update

There was no legislative update.

#### 3. Secretary's Report

The minutes of the January meeting were accepted and can be viewed online.

#### 4. Treasurer's Report

##### Accounts

Savings: \$73,354.80 as of 01/29/21

Checking: \$16,101.70 as of 01/21/21

All monies deposited. All bills paid.

Assessment Review as of February 2021

| Years in arrears | Number of homeowners |
|------------------|----------------------|
| 1 year           | 14                   |
| 2 years          | 0                    |
| 3 years          | 1                    |

The Treasurer's report was approved.

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## **5. Grounds and Maintenance Committee**

Correction: The snow removal contract is in place with Alfaro Enterprises. Negotiations are in progress about plowing the sidewalk along Lexington Parkway.

Rich will call Simply Green Lawn Care to determine the correct number of chemical applications to the common area in the spring, summer and fall.

## **6. Architectural Committee- Deed restrictions**

The Jet Ski trailer has been removed from 20 Ascot Court.

## **7. Old/New Business**

On 1/24/21 multiple complaints were filed with New Castle County Code Enforcement for inoperative vehicles in Clairborne. Notification from the County was received 1/29/21, stating, the homeowners were in violation. The County's procedure is to give the homeowners time to correct the violations.

New Castle County Police were called to ask for some support with radar to help curb the speeding through our community.

Court action was started on the homeowner who is 3 years in arrears in their Assessments.

A motion was introduced to, amend the by-laws, to establish a more defined, collections and lien policy and procedures for nonpayment of assessments. The motion was tabled for further discussion.

A motion was introduced to, amend the by-laws, to raise the interest rate and adopt a late fee for nonpayment of assessments. The motion was tabled for further discussion.

A motion was introduced to, amend the by-laws, to implement penalties for violations of the deed restriction. The motion was tabled for further discussion.

As a comparison, Rose Hill charges 18% and a \$30.00 late fee after 30 days delinquency of nonpayment of assessments.

The annual budget and board member vote attracted 97 responses out of 185 sent. By these votes, both the budget and the slate of officers were approved. Cookie and Beverly will continue in their roles.

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Stephanie Hansen, Eric Morrison and David Carter's assistant, Rachel Zara, have been invited to our April 13<sup>th</sup> quarterly meeting. We hope to discuss speed bumps in the neighborhood and to be sure that road and swale work by public services and utilities is completed and/or repaired in good time.

Requests for speed bumps have been brought up in previous meetings. Speed bumps are funded by our State Senator or State Representative through his or her suburban street fund account.

The spring yard sale for Clairborne is scheduled for April 24, 2021.

Our website, which allows email comments, is working well to learn of issues in the community.

Point of information: Delaware Public Health Vaccine Call Center 833-643-1715

The meeting adjourned at 7:57 p.m.

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

Website: [Clairborne Maintenance Corporation \(clairborneatlexingtonfarms.org\)](http://clairborneatlexingtonfarms.org)