

Clairborne Maintenance Association

Quarterly Meeting Minutes

Tuesday, January 9th, 2024

@ 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 mason88@yahoo.co m
Ed DeLooze	302-530-2950 edelaware@gmail.com

Grounds & Maintenance Committee

Jim Metz	302-275-1950 jimmetz@aol.com
Dom Squittiare	302-750-9195 domnfrans@gmail.com
Alyssa Vazquez	862-336-3477 alyssa.dellureficio@gmail.com

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

- **Introductions**
 - There were 9 attendees: 4 board members, 2 committee members, and 3 Clairborne residents present.
- **Legislative Update**
 - No report, there were no Legislative personnel in attendance
- **Secretary's Report**
 - The minutes for the October 10th, 2023 meeting were approved and accepted and can be viewed online.
- **Treasurer's Report**
 - Accounts – **Savings:** \$89,744.36 **Checking:** \$3,245.13
 - All bills are paid. The annual audit will be scheduled ASAP.
- **Assessment Review as of January 1.**
 - **All households in the community have paid their dues for this year!!**
Thank you to everyone for making it much easier and less time consuming for volunteers to collect these dues. We cannot express enough how much this means to volunteers on the Board not having to put their own time into reminding everyone to pay their dues on time.

Clairborne Maintenance Association

Quarterly Meeting Minutes

Tuesday, January 9th, 2024

@ 7:00 p.m.

St Margaret of Scotland

- **Grounds and Maintenance Committee**
 - The entrance sign has been removed and is being renovated.
 - “A Deed Restricted Community sub-sign will be renovated and reinstalled.
 - “No Soliciting” sign will be reinstalled.
- **Architectural Committee- Deed restrictions**
 - Nothing has come in lately by way of application.
 - One resident has asked about replacement of siding. No formal submission for review by this committee has been received yet.

Old Business

- The traffic circle at Lexington and Airdrie contract was awarded to Mumford & Miller. Construction is to begin in March of 2024.
- During the July 11th meeting, a resident inquired about cameras being installed around the community, for the sake of community safety and to assist with crime resolution and prevention.
- The 10th District HOA Leaders Forum had a meeting and then shared out a Power Point document that was created by and presented by representatives of the New Castle County Police. HOAs are able to sign on with a company that will install and maintain Automated License Plate Recognition (ALPR's) around communities. The cost for these camera installations is approximately \$150-\$650 per camera. Each camera would then cost \$2500 per year to maintain and operate. These cameras will scan license plates at all exit/egress points around Clairborne, and if they fall into a “hot” list of criminally wanted owners or vehicles, the police will dispatch if they deem it necessary to attempt to apprehend them. Most importantly, these cameras store video data, and if crimes occur in the community and a date/time is known for the crime, video files can be pulled from the system to identify cars that criminals may have used to exit the community. Clairborne would need at least four (4) of these cameras installed to cover all egress points. This would mean approximately \$2600 or more for installation, and \$10,000 per year to maintain/manage. Yearly dues would need to increase substantially if this idea were pushed out to the community for a vote and could be as much as a \$50 per year increase for a total of \$130 per year, per household. The Board will discuss further to determine whether this idea is worth putting out for a vote.

Clairborne Maintenance Association

Quarterly Meeting Minutes

Tuesday, January 9th, 2024

@ 7:00 p.m.

St Margaret of Scotland

New Business

- A formal written complaint has been received by the Board for the RV parked at the beginning of Airdrie Drive. The Board will be pursuing this further to remedy. The hope is to not have to engage with the newly installed “Rules Enforcement and Fine Schedule Policy.” A few attempts to remedy this have already been made.
- An interpretation has been made concerning the by-laws as it relates to voting on the yearly budget. The determination is that only the Board is required to discuss, formulate, and approve the budget. This will not change the process of the community voting upon the yearly assessment. The budget as formulated, along with the specific set dues amount, will continue to be presented to the community so that members of the CLFMA will be able to vote yes or no to the yearly dues amount. Further budget language from the bylaws:
- The increase in any annual assessment to sustain the annual budget is outlined in the Maintenance Agreement, Section 1, item (c) to be read as; (c) An annual assessment, if necessary, shall be set by a majority vote of the members who are voting in person or by proxy at the annual meeting, and any special assessments shall be set by a majority vote of the members who are voting in person or by proxy at the annual meeting or at a meeting duly called for this purpose.
- We have two seats open on the Board, whose terms are expiring. This would be for board members Debbie Watts, and Rich Quickle. Both have agreed to seek another 2-year term. An early proxy vote was emailed out to save time for the Board’s labor-intensive mailing, along with postage costs. Nominations for the election will be mailed out as usual. The election results will be tallied and presented at the Annual Meeting.

Open floor for other interests.

- Nothing of substance for recording in the minutes took place as it pertained to community share.
- The meeting adjourned at 8:00 pm

Next Meeting: Annual Meeting, Tuesday, February 13th, 2024 @ 7:00 pm, St. Margaret of Scotland Parish

Website: Clairborneatlexingtonfarms.org

Clairborne Maintenance Association

Quarterly Meeting Minutes

Tuesday, January 9th, 2024

@ 7:00 p.m.

St Margaret of Scotland

For General Inquiries and questions: contact@clairborneatlexingtonfarms.org