

Clairborne Maintenance Association

Quarterly Meeting Minutes
Tuesday, July 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 14 attendees: 4 board members, 3 Committee members, and 8 Clairborne residents present.

2. Legislative Update

- No updates.

3. Secretary's Report

- The April 11th, 2023, meeting minutes were accepted and can be viewed online.

4. Treasurer's Report

- Accounts – M&T Bank **Savings:** \$3421.87 **Checking:** \$3948.45
Franklin Mint Saving: \$70,196.86
- Only one outstanding bill at this time, for Cincinnati Insurance Liability, which is \$3410.00.

5. Grounds and Maintenance Committee

- Work is continuing to be done in the open space.

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Tuesday, July 11th, 2023 @ 7:00 p.m.
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6. Architectural Committee- Deed restrictions

- Only one submittal recently, for a concrete walkway, which looks to be acceptable.

7. Old Business

- Amending the Maintenance Declaration to be tabled.
- Deed restriction violating fining policy and procedure. The Board's corporate resolution approved the policy effective 7/10/2023. The policy and procedure will be posted with the minutes on the CLFMA website.
- DelDot Purchased Land: DelDot completed the transaction by purchasing the area near the swale at the intersection of Denny Rd and Lexington Boulevard to enable an easement for the construction of the traffic circle. The purchase price was \$215.
- Franklin Mint business account was opened on June 1, 2023, at a cost of \$5.00, to be held in escrow. \$70,000 was deposited in a Business Power Savings Account with a dividend rate of 3.93 with an APY of 4.00%. Everyone living in the community and in good standing with CLFMA is eligible to join this credit union if they would like to.
- Registration of our corporate documents with NCC is still in motion.

8. New Business

- Distribution of the funds from DelDot's purchase of our land will be dispersed to all homeowners at the rate of \$1.00 each. \$1.00 will be deducted from our individual annual assessment. This year's assessment will be \$79.00.
- This year an attempt will be made to distribute the Notice of Assessment Dues out via email. This is to streamline the effort, saving money and time for Board members by mailing them out. We have 182 email addresses on file, so emails will be sent out asking to reply to this query and the bill will be sent. The bills are due September 1, 2023. Last year, 64 Homeowners paid via Venmo. A notice will also be sent via Venmo itself. If Homeowners do not respond by July 31st, a mailing will be sent.
- A resident brought up the traffic circle and expressed disappointment that it was going in. This is a State of Delaware DelDot project that was advertised, brought to the public for open comment at various meetings, and went to vote within Clairborne. There was not adequate opposition, and the power of Eminent Domain allowed the project to proceed. The CLFMA Board has limited power in this case to negate the project.
- A resident complained about the Food Truck effort. The response from the Board is that everyone in the community who is in good standing has a right to use the open space, and the effort to coordinate this by an enthusiastic neighbor is welcome and approved, in order to facilitate community bonding.

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and simply come out enjoy the food and meet some neighbors. Our property is insured for all aspects of liability.

- A resident brought up concerns about crimes in communities and pointed out a recent online article mentioning "LPR" (License Plate Recognition) cameras possibly being installed around the community to identify vehicles coming in/out at all times. Rich Quickle will take the lead to investigate the possibility of State of DE sponsored installations with grants, community contributions, or a combination of resources. These cameras are expensive, along with server space for video storage, whether it be on-site servers within the State, or in the "Cloud". In the meantime, everyone living in the community is able to install their own personal cameras in and outside their homes, to help mitigate crime.

The meeting adjourned at 7:43 pm

Next Meeting: Tuesday, October 10th, 2023 @ 7:00 pm, St. Margaret of Scotland Parish

Website: Clairborneatlexingtonfarms.org

For General Inquiries and questions: contact@clairborneatlexingtonfarms.org