

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, July 15, 2025, 7:00PM

St Margaret of Scotland Church

Officers/Board Members

President:	Rich Boyer	15 Pegasus Place	302-521-3390
Vice President:	Dom Squittiere	18 Pegasus Place	302-750-9195
Secretary:	Rich Quickle	12 Pegasus Place	302-690-3425
Treasurer:	Debbie Watts	37 Pegasus Place	302-540-4196
At Large:	Jeremy Keffer	56 Eaton Place	484-769-3256

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:

Dom Squittiere	302-750-9195	domnfrans@gmail.com
Alyssa Vazquez	862-336-3477	Alyssa.dellureficio@gmail.com

CLFMA Website: Clairborneatlexingtonfarms.org

Contact for General Inquiries and questions: contact@clairborneatlexingtonfarms.org

Dom Squittiere called the meeting to order at 7:07pm, Rich Boyer is away on vacation.

Introductions

- There were four five (5) residents in attendance, four (4) board members, and (1) resident.

Legislative Update

- No updates to discuss

Secretary's Report

- The minutes of the April 8th, 2025 meeting were approved/accepted, and can be viewed online.

Treasurer's Report

- Accounts:
 - M&T = \$2902.64
 - Franklin Mint Savings = \$12,927.05
 - CD#1 = \$21,308.75

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, July 15, 2025, 7:00PM

St Margaret of Scotland Church

- CD#2 = \$20,394.99
- Insurance and taxes are all paid.
- Grass cutting costs are 100% paid.

Grounds & Maintenance Committee Report

- Graffiti that was sprayed on the entrance sign at the traffic circle has been cleaned up.
- The lights are out at the entrance sign. Rich Quickle will take a look at that.
- Restoration at and around the traffic circle area is looking good.
- Swale near the trees in large open space. Drainage had been a problem. There are two trees growing in the swale and we may have to remove them. Still following up with County for recommendations. No complaints lately.

Architectural Committee Report

- There have been a handful of requests, shed application, and one for solar panels.
- Delaware code allows for solar panels on roofs and in backyards. This overrides any restriction on record for State of Delaware community Maintenance Corporations. The primary preference would be on rooftops if possible. The suggestion of the CLFMA Architectural Committee to the resident with the application for backyard panels is to please keep them behind the plane of the house, to match the aesthetics of the similar requirement to keep sheds behind the plane of the house itself. Landscaping around them if possible would also be a nice gesture so neighbors aren't unhappy with their appearance.

Old Business

- Deed restrictions: A residence had multiple complaints about grass not being cut and growing very tall. A county complaint was registered and investigated, and the resident has since cut the grass and has been routinely cutting it. Resolved.
- Follow up work is being done to remedy a metal gate that was installed at a residence.

New Business

- Jeremy has the new CLFMA site live with email capability. Board members will be creating accounts. Jeremy and Rich B need to coordinate to close the old site down and make the new site live for all residents to sign up for use. There were still a few email issues and it's being investigated now. A subscription option on the site will be offered so upon signup, it should resolve the problem. The goal is to create one large email group so sending mass emails to folks have no issues and is reliable.

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, July 15, 2025, 7:00PM

St Margaret of Scotland Church

- The portable information sign that is placed at the Lexington Parkway area being used for meeting announcements and food truck nights works great, but we need to buy another one to cover two areas of Lexington. Looking into this now.
- Assessment letter for \$80 yearly dues will be going out soon for payment. Multiple payment options are available. Please residents, pay before the due date, so Board members don't have to take up their time pursuing late payments.

Open Floor

- County taxes. A short discussion occurred, discussing the new assessments. Most are seeing about a 25% raise in their tax liability.

Meeting adjourned at 07:58 pm

Next Meeting:

October 14, 2025, 7:00pm

St. Margaret of Scotland Church