

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, October 14, 2025, 7:00PM

St Margaret of Scotland Church

Officers/Board Members

President:	Rich Boyer	15 Pegasus Place	302-521-3390
Vice President:	Dom Squitti	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 Squitti	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

Rich Boyer called the meeting to order at 7:05pm

Introductions

- There were five (5) members in attendance, two (2) board members, and three (3) residents.

Legislative Update

- No updates to discuss

Secretary's Report

- The minutes of the July 15th, 2025 meeting were approved/accepted, and can be viewed online.

Treasurer's Report

- Accounts:
 - M&T = \$18,354.80
 - Franklin Mint Savings = \$13,039.79
 - Franklin Mint CD's = \$63,581.82

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- As of 10/14, 214 of 215 homes have paid their yearly dues. There is one (1) home delinquent. Steps will be taken to collect the amount per CALFMA policies and procedures.

Grounds & Maintenance Committee Report

- The open space areas along Denny Road and Lexington Parkway were cleaned up, mainly trees and brush. Grading and seeding was done along the tree lines for mowing purposes. The area needed to be leveled out for future mowing.

Architectural Committee Report

- Solar panels went in on the house along Ascot Court and the final version installed the panels on the roof of the house. This issue was mentioned in the July minutes.

Old Business

- The Board got in touch with a homeowner who was in violation of deed restrictions and had installed a metal gate on their split rail fence. The homeowner has agreed to replace the metal gate with a matching split rail constructed gate in the spring.
- To be fair, the Board did a survey off all split rail fences in backyards and found 22 more violations of this deed restrictions. These violations will be pursued to remedy by an initial notice to be sent out.
- The board has arranged a discounted rate with a local fence supply company for gate purchases to meet and abide by our current deed restrictions. Please contact the board for the supplier information if needed, via the CLFMA primary email address.
- The motion to amend the deed restrictions and allow small vinyl privacy fences along the sides of houses is still an open vote. We need 2/3 of the community to vote yes or no to change the restrictions. To date, we have 102 yes votes, and we need 143 to pass and allow the change. Please respond to communications and queries when you receive them to reach a final conclusion.

New Business

- The entrance sign at Lexington/Denny/Airdrie lights went out earlier this month. An investigation found damaged conductors in a new underground handhole, that was caused during the construction of the traffic circle.
- **Post meeting note:** After much communication and emails to Deldot and Delmarva Power by Rich Boyer, the cable feed was repaired and the lights for night time view of the sign is complete.

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- **Board seats open for election:** Nominations are being accepted for Board positions that are open for the coming two years of service. Those board seats are currently filled by Debbie Watts (Treasurer), and Rich Quickle (Secretary). If you would like to be included in the election for any of the two seats, please submit your name ASAP. The election process will include write-in's as usual. The election will take place early next year. If you want to run for a seat on the Board or would like to nominate someone, please send notice to:
contact@ClairborneatLexingtonFarms.org
- **Election ballots will be sent out before the next meeting on January 13, 2026. This meeting will also include the elections, as multiple Board Members cannot make the Annual meeting date in February.**

Open Floor

- Mentions were made of a person on an un-registered motorcycle riding around Lexington Parkway and the South area of Clairborne. People have safety concerns after also noticing the driver, who appears to be a teen, driving the wrong way on Lexington Parkway at times. Please feel free when noticing this person on the motorcycle, to call the non-emergency number at 302-573-2800. You can also take a photo and/or video to provide to the responding office at NCCPD.

Meeting adjourned at 07:58pm

Next Meeting:

January 13, 2026, 7:00pm

St. Margaret of Scotland Church