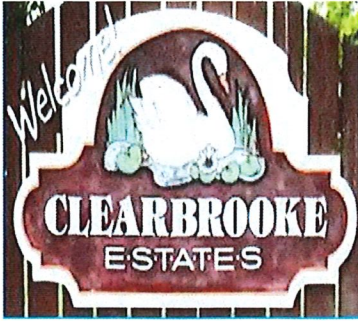


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Board Meeting Minutes from September 2026

Attendees

Dean Anderson, Dana Smith,, Diana Engle, James Blumer

Meeting called to order by Dean Anderson at 5:55

Minutes for August Approved by

1st Dana Smith

2nd Dean Anderson

Motion approved by all

Motion to pay September Bills

	Vendor	Amount
1972	Hopkins Tax & Accounting (HOA CPA)	\$ 1,299.00
1973	Tracy Murray Lawn Svc.	\$ 730.00
1974	Tributaries (Pond Maintenance)	\$ 306.71
1975	Sherman Heating (Community Bldg Spot-A-Pot)	\$ 95.87
1976	Delmarva Power	
	Breakdown as follows:	
	Community Street Lights	\$ 1,813.03
	Community Bldg Lights	\$ 23.11
	Entrance Signage - Clearbrooke Blvd	\$ 24.64
	Entrance Signage - Clearbrooke Blvd @ Elks Rd	\$ 24.64
	Entrance Signage - Winding Brooke	\$ 38.59
1977	Comcast (internet at Community Bldg)	\$ 219.37
1978	Elk's Lodge	\$ 75.00
	TOTAL	\$ 4,649.96

1st motion James Blumer

2nd motion Diana Engle

Motion approved by all

Deposit September \$1,195.93

Old Business:

Kirk Neal signed the much needed paper work to for the repairs

Tracey is working on the change from PNC bank to Cumminity Bank waiting for pass code from Mike McDermitt

Not going to do bill pay right at this point still checking on it.

New Business

Waiting for Mike McDermitt to let us know about the new attorney will discuss at October Meeting

These are the 4 things needed in the October news lettetr.

- 1. Remind homeowners that the age is 16 but we are not going to enforce but they must obey the street signs**
- 2. No OHV vehicles allowed**
- 3. Put in the letter regarding the split HOA payments this year**
- 4. We are taking bids for snow removal**

Meeting at the Elks will be Wednesday Oct 7 at 7 pm

Architecture

602 n Winding Brooke pole building and 10x20 shed

204 Clearbrooke 10x16 shed

1 Overbrooke 12x16 Deck

Meeting adjourned at 7: 18

Next Meeting Oct. 15th, 2026 at 6 pm

Submitted by Diana Engle