



Meeting Minutes
January 11th 2012

Opening:

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:09pm on January 11th 2012 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Nemishh Mehta

Rose Smith

Alison Murray

Gerri Thomas

Toni Wilhite

Councilman Bill Powers

A. Approval of Agenda

The agenda was distributed by Heather.

B. Approval of Minutes

Toni motions to approve the November 2011 minutes. Alison seconds it. Minutes approved. Minutes will be posted to website.

Gerri would like to state that she misspoke in the Nov. 2011 meeting. She was well aware that we had to have the ponds cleaned at least twice a year to keep BEHMC in compliance with the county.

Toni motions to approve the December 2011 minutes. Gerri seconds it. Minutes approved. Minutes will be posted to website.

C. Old Business

Bill Powers has nothing new to report. He is thinking that the Cook Housing project will not be going ahead as he believes some key deadlines were missed in the negotiations. The Bayview Road project has also been delayed for a second time.

Delinquent Properties –Gerri

\$1877.80 has been collected by the attorney for fees, which has been placed in the replacement of assets account. Penny and Gerri have finalized a list of all delinquent properties for 2011 and they will be sent a letter. They will all be forwarded to the attorney on February 1 2012.

Sidewalks – Heather

A catalogue of damaged pavements is still be made.

Fountains – Heather

These have been turned off for the winter.

D. New Business

Billing Proposal – Nemishh

Nemishh states that the new company “Book Keepers II “will charge us \$2 per invoice for the assessment letters. Gerri would like to receive their bonding information and we would like a contract drawn up.

In favor: Heather, Tracy (by proxy), Alison, Gerri, Toni, Rose.

Treasurer’s Report – Gerri

As of 12/31/11

Money Market acct: \$32,506.37

Checking acct: \$49,832.80

Replacement of Assets acct: \$64,292.33

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

Architectural review – Toni

Nothing new to report.

Abandoned Properties - Alison

There is a vacant house – 4 Lotus Circle S. The home appears to have been broken into/vandalized – there is a large hole in the back door. The police have been called, but we are not sure how to proceed to prevent squatters or animals taking residence. Bill Powers states that this needs to be turned over to the code of enforcement. This can be logged online and the county will act upon it. Any banks that own these properties are now more efficient with dealing with these types of problems than they were a couple of years ago at the beginning of the recession.

Planters – Heather

One of the planters at the entrance to the basketball parking lot on Brennan Boulevard has been pushed over from the inside of the lot. Glenn has priced out sizeable planters and they are very expensive. Heather thinks we could go for boulders or a retaining wall which would be cheaper. Gerri states that any barrier/planter or wall should be further into the lot. Heather would like to see evergreen plants in the planters. Heather will go ahead and get sealed bids. Heather will contact Jeff in regards to bidding on the 2012 landscaping for BEHMC.

Neighborhood Cleanup – Gerri

People have seen Penny and her crew cleaning up around the neighborhood. THANK YOU. If Penny needs further supplies please contact the board.

Adjournment:

Nemishh motions for the meeting to be adjourned. Gerri seconds.

Meeting was adjourned at 8:50 pm.

The next general meeting will be at 7:00pm on 8 February 2012 at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by:



Meeting Minutes
February 8th 2012

Opening:

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:05pm on February 8th 2012 in Olive B. Loss by Glen Matthews.

Present:

Glen Matthews

Heather McVey

Rose Smith

Zenobia Thompson

Toni Wilhite

Earl Jaques

Bethany Hall-Long

Nemishh Mehta

Alison Murray

Penny Wagnon

Gerri Thomas

Guest Speakers

Bethany Hall-Long

Currently the Brennan Estates Subdivision is covered by Bill Powers, Rebecca Walker and Bethany Hall-Long. After the November Election, if Earl Jaques is re-elected he will cover Brennan Estates.

Traffic calming project will be coming up for re-consideration in 2013 along Brennan Blvd. Earl and Bethany are pleased to do whatever to help us, using solar speed alert signs, foreclosure issues etc.

Earl Jaques

Every 10 years, there is a census taken, working from this census the 27th district will be enlarged to cover Brennan Estates.

This year, DELDOT's biggest project of the year is to resurface Rte. 40 from Rte. 72 to MD line, this will cause a lot of disruption. Also in the budget is to increase bike paths and bike lanes in our area.

The office of Bethany Hall-Long would like to thank Glen Matthews for his service to the community of Brennan Estates.

March 24th is Community Day at Glasgow Park – was postponed in October because of the snow.

A. Approval of Agenda

The agenda was distributed by Glen.

B. Old Business

Introduction of the Board - Glen

Budget for 2012 – Heather

Assessment Income has been added this year. Based on previous years, we think we are going to lose \$11,500 in unpaid assessments. We have put measures in place to be on top of this for this year with our attorneys and liens.

Legal Fees has increased this year because of the delinquent properties. 1st delinquent letter which is sent out by the attorney, costs \$25, 2nd delinquent letter \$250 and 3rd letter is \$615 in order to put a lien on the property. All these costs are passed onto the homeowners to repay. Penny is now the liaison with the attorney.

Currently 100 delinquent homes for 2011, 27 homes for 2010. We offer people the chance of a payment plan, but they need to contact the Board to discuss their options.

Open Board Positions – Glenn

Only position open is for Terraces Townhomes – new Board President can appoint.

Jerry is open to helping Toni manage the Terraces Singles.

Glen has enjoyed being the President and will help in any capacity he can. Glen will come to the March meeting, where the Board will elect officers.

Treasurer's Report – Gerri

BUSINESS CHECKING
AS OF 1/31/2012
\$29,906.02

REPLACEMENT OF ASSETS
AS OF 1/31/2012
\$64,308.67

SUPER MONEY MARKET
AS OF 1/31/2012
\$32,514.63

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

7:25 – 10 minute recess.

7:35 – Meeting resumes.

2012 Budget Vote

Budget Passes with 36 Proxy votes in favor, and 1 against.

Adjournment:

Heather motions for the meeting to be adjourned. Alison seconds.

Meeting was adjourned at 8:00 pm.

The next general meeting will be at 7:00pm on 14 March 2012 at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by:



Meeting Minutes
March 14th 2012

Opening:

The regular meeting of the Brennan Estates HomeOwners Maintenance Corporation was called to order at 7:04pm on March 14th 2012 in Olive B. Loss by Heather McVey.

Present:

Heather McVey

Nemishh Mehta

Rose Smith

Alison Murray

Zenobia Thompson

Penny Wagnon

Jerry Phillips

Gerri Thomas

Earl Jaques

Guest Speakers

Earl Jaques

March 24th is Community Day at Glasgow Park – was postponed in October because of the snow.

There have been robberies at Glasgow Park – please be vigilant with purses and valuables left in vehicles.

Two solar speed signs will be going up along Brennan Blvd. soon. After July, there should be more money in the budget and 2 more signs should be available.

Question from Resident:

For 3 years, people have been parking and blocking the driveway opposite his residence, making it very difficult to get out of his driveway. Per DelDot code – this is not allowed.

Heather states that this is not really a BEHMC issue. The best advice is to call the non-emergency police number and explain the situation to them.

A. Old Business

Approval of February 2012 minutes:

Heather motions to approve minutes, Nemishh seconds. Minutes will be posted to the website.

Sidewalks –Heather

We have a list compiled and we will start to get bids and moving with the repairs.

Lights – Jerry

There is a light out at the corner of 896 at the BE sign. Heather explains that we usually call the electrician when we have a batch of bulbs out. She will do this.

Fountains – Heather

These should be re-installed in April. Gerri will call and have the installed the sooner the better to prevent algae with these warmer temps.

BasketBall Court Area – Heather

The planters have been damaged at the entrance to this parking lot and another barrier needs to be considered. Jeff from Ulta suggests a retaining wall with flowers so cars are not allowed into the parking lot. The wall will be situated further into the parking lot. This is the year to re-spray the surface of the parking lot, hopefully an Eagle Scout can make it kid-friendly with a hopscotch. The fence along the lot is also damaged, Penny suggests we remove the fence instead of repairing it to prevent future damage and costs.. Gerri states we have only repaired the fence one time. Heather suggests we get a plan and then we can vote on: a/ to approve the retaining wall, b/ to take down the fence. Heather will bring a plan to the next meeting and Jerry will find out where we would be able to store the remnants of the fence to use in other areas of the neighborhood.

Clean-Up – Penny

Penny has removed the horse from the Castle playground, she has it stored in her garage. It keeps breaking. We need to remove the spring from the ground. The horse cannot go

back in the park as it is not designed to be a stationery horse. The Board has decided the horse can be thrown away.

Two teenagers have been organizing the clean up on Brennan Blvd, athletic grounds and the 3 playgrounds. Gerri has been supervising little kids on small clean up outings. Penny would like to resign as clean up person if someone else is willing to take it on. No volunteers as of yet.

B.New Business:

Landscaping Bid for 2012 – Jeff from Ulta

Jeff's fees would include: mowing weekly, edging, mulching, weeding , tree rings, 3 applications of weed control, pruning and Spring & Fall mulch of beds. Fertilized areas are Brennan Blvd, Ballina Blvd and the soccer fields.

Annuals are an additional cost. We have always had annuals at the front and at the subdivision signs. Doesn't recommend cutting back the annuals at the entrance. Cost has been \$2000 for Spring and \$2000 for Fall. We could save \$1500- \$2000 if we just planted annuals at the entrance.

We have tried to cut back on algaecide, we've tried to treat the pond with a ½ dose. The earlier you treat the ponds the better off – don't wait until May or June – too late. We have also performed 2 applications of Vegetation control on top of the ponds to prevent the vines. The States requires this is performed twice annually. Jeff advises we should do it more than twice a year. Jeff things we did well on our 2011 applications.

Weed control is done once a month on Ballina Blvd, and any open space is once a year. They edge sidewalks.

Spray the sidewalks twice a year in the cracks for weeds.

2011 sprayed twice for bagworms – just because cocoons are visible doesn't mean that the bagworms are alive.

Ulta has been replacing the mulch chips in the playground. Spraying in the playgrounds once a month for weed control.

For the pruning of the trees – Jeff looks to the Board for suggestions because it is a high cost service.

Jeff hasn't raised his prices in 5 years and we currently have a contract with Ulta.

Treasurer's Report – Gerri

BUSINESS CHECKING
AS OF 2/29/2012
\$32,477.31

REPLACEMENT OF ASSETS
AS OF 2/29/2012
\$64,323.96

SUPER MONEY MARKET
AS OF 1/31/2012
\$32,522.36

Checks from the County come 5 times a year – the first one being received in May.

The lawyer charges the home owner a 50 dollar fee for the first letter. There are additional charges for each subsequent letter.

When the home owner pays he must pay the lawyer direct. The lawyer then will make payment to us on behalf of the delinquent home owner.

Any monies collected go directly into the assessment income line on the budget.

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

Tennis Court

Should the tennis court be serviced?

Architectural Review – Heather

Nothing to report.

Delinquent Properties - Penny

44 Delinquent 1st Notice letters for 2011 have been sent out. Some already have received notices, filed complaints and are now on judgments. We are going to have to take some write offs as some people are out of the country.

It seems that the Sheriff went out to some houses and nothing happened. Penny will follow up with the Sheriff and make sure they inventory and seize. We're hoping that if the police go out, the word will spread that we will not tolerate non-payment. Several streets have multiple homes: Forsythia, Carrick and Wicklow. Penny is meeting with the attorney next week. Some residents have set up monthly payments. Zenobia would like to see the delinquent properties on the website.

If residents have not paid their 2012 assessment by the end of May, they will receive the first letter.

Within the next month, some money will come in.

Miscellaneous – Heather

Glenn has asked to keep his Brennan Printer. Heather motions to approve his retaining of the printer, Alison seconds. The motion passes.

Tracy received the letter from the Billing Company, we are unable to use them for our Assessment billing because they are not bonded.

March 22nd Nemishh Mehta is hosting a Community meeting with Corporal Gladney and Bill Powers to discuss crime.

Elections of Officers – Heather

President - Heather McVey – Gerri motions , Penny seconds. Heather elected

Treasurer – Gerri Thomas – Heather motions, Alison seconds. Gerri elected

Vice-President – Nemishh Mehta – Rose motions, Jerry seconds. Nemishh elected

Secretary – Rose Smith – Nemishh motions, Gerri seconds. Rose elected

Deed Restrictions – Alison

Architectural Review – Heather

Adjournment:

Heather motions for the meeting to be adjourned. Alison seconds.

Meeting was adjourned at 8:30 pm.

The next general meeting will be at 7:00pm on 9 May at Olive B.Loss.

Minutes submitted by: Camilla Cohn

Approved by:



Meeting Minutes
28 June 2012

Opening:

The regular meeting of the Brennan Estates Homeowners Maintenance Corporation was called to order at 7:04pm on 28th June 2012 in Troop 2, Delaware State Police by Heather McVey.

Present:

Heather McVey

Nemishh Mehta

Rose Smith

Penny Wagnon

Jerry Phillips

Gerri Thomas

Guest Speakers

Bill Dunn – candidate for Newcastle County Council President – Democratic Nomination

Corporal Gladney – NCC Police

A. Old Business

Retention Ponds - Heather

Many people trespass at the ponds. These ponds are not stocked with fish; they are to catch surface water run-off. If you see people fishing – please call the non-emergency number.

It cost BEHMC \$5000 to replace a pump in the fountains. We put chemicals in the ponds to control algae – we don't want people getting sick from ingesting this water.

BasketBall Court Area - Gerri

Gerri states that there is always trash there. Penny explains that we pay kids to clean up that area every other weekend. Penny has talked about potentially adding another day. Penny would like an additional trash can by basketball court and also at the pool playground. Heather explains that the local trash collection company doesn't want to have to pull into the swimming pool parking lot.

Heather reminds us that the baseball diamond area is to be used only by BE Residents , not by an sports league e.g. Bear Babe Ruth or Canal Little League. This is primarily for insurance reasons.

Tennis Courts - Heather

There is general wear and tear damage. Toni will be getting repair estimates.

Traffic Island – Heather

It appears that someone drove over this island at the Brennan Blvd/ 896 entrance. There was substantial damage to the sprinkler heads and also the flowers. Repairs are being carried out.

Sidewalks –Jerry

Jerry is waiting on bids. He is already holding some sealed bids. Sidewalk repairs will be for the BEHMC open spaces and not in front of homeowners' properties. Penny would like to see the black top resurfaced, Heather will get some estimates.

Abandoned vehicles – Heather

Please call County Land Use to report these: 395-5555

Advertising – Heather

No posting of any services.

Yard sales are ok – because these are usually removed very quickly.

B.New Business:

Crime Report – Corporal Gladney

January 2012 – June 27th 2012 – 174 calls of service for single family homes, 67 calls from townhomes

1 burglary – Forsythia Lane – access through basement window, alarm sounded and office attended – nothing missing.

1 robbery from unsecured vehicle on Forsythia Lane

Calls made for suspicious persons and also suspicious vehicles.

If you see people trespassing by the ponds, call the non-emergency number: 573-2800

If you notice something suspicious – please call it in.

Treasurer's Report – Gerri

BUSINESS CHECKING

AS OF 05/31/2012

\$113,292.37

REPLACEMENT OF ASSETS

AS OF 05/31/2012

\$71,563.27

SUPER MONEY MARKET

AS OF 05/31/2012

\$32,546.89

From the 2011 budget we have carried \$50,307 + \$32,546(Super Money Market) = \$95,531 – what shall we do with this money? Sidewalks?

The Financial Report is available at any time – please contact Gerri Thomas at 302.832.6170

Architectural Review – Heather

Nothing to report.

Tree Grant – Penny

The tree grant is back and we may be eligible for 50% of what BEHMC spends. Penny would like us to put aside \$2500 for trees and the county would give us \$2500. We have to apply for the grant, not a definite that we would be eligible. If we can include the estimate for the trees, we can add that to our application.

Heather states we have some dead trees on Brennan.

Gerri wants us to take into consideration the pruning of the trees – we need to cut back some overgrown ones. Please email Penny with details of trees that need to be replaced.

The gazebo at the Meadows needs to be repainted. We will get estimates

Delinquent Properties – Penny

We have received a lot of money in. Once we get a judgment against homeowners, the Sheriff is supposed to go in – this is not happening. Penny wants to push this. Penny believes we could be garnishing wages.

Now that we are updated as of 06/30, anyone who is behind including 2012 dues will be contacted.

Adjournment:

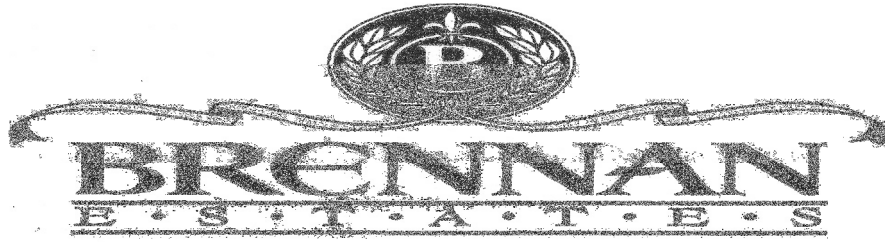
Heather motions for the meeting to be adjourned. Penny seconds.

Meeting was adjourned at 9:00 pm

The next general meeting will be at 7:00pm on September 12 at Olive B. Loss ES.

Minutes submitted by: Camilla Cohn

Approved by:



Meeting Minutes
September 12, 2012

Attendees:

Heather McVey, Nemishh Mehta, Alison Murray, Penny Wagnon, Zenobia Thomson, Gerri Thomas, Rose Smith, Tracy Joniak, Jerry Philips,

Guest: Earl Jacques, State Representative

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:03 p.m. on September 12, 2012 in Olive B. Loss Library by Heather McVey.

Earl Jacques

Del Marva Power will be along Frazier Road placing new cables with coating on them so we will not be losing power during the storms. There may be some traffic issues while this is being installed.

There will be another traffic sign placed along Brennan boulevard. These signs cost \$4,500 a piece and have been paid for by the county. They have been proven more effective than speed traps.

Earl Jacques also brought us lots of free hand outs as well as directories.

Question from Resident:

There was a question of whether we can force all the residents to use one company for trash. Residents can choose the trash company they use.

Treasurer's Report – Gerri

BUSINESS CHECKING
AS OF 7/31/12
\$113,492.74

REPLACEMENT OF ASSETS

AS OF 7/31/12
\$74,649.74

SUPER MONEY MARKET
AS OF 7/31/12
\$32,561.87

Our Business Checking money \$9,676.94 used from 2011 budget added what we had brings that account to \$42,245.70

June 3 for \$32,561.87 transferred \$9,676.94

August Account \$42,245.70

The Financial Report is available at any time – please contact Gerri Thomas at 302-832-6170.

Delinquent Properties - Penny

Maintenance Dues: Outstanding Balance of \$93,000. This is the amount that has not been paid since April. Thirty-four different home owners have been making payments.

Our concerns: There are 20 people with judgments against them. We cannot get the sheriff to assess them. We filed in April but still have not heard. We have added additional people. Earl Jacques is going to talk to the sheriff. We have paid the attorney's fee, but we are not getting the results. Are there any alternatives? The county is not keeping the money up-to-date. We have been going through the list. The attorney has accrued interest and the balances are not the same. Sometimes everything will go through the attorney. (Gerri) People get a letter from attorney. They try to side-step the county.

Old Business

Trees-Penny – Checked into grant. The grant would have been for trimming and planting. We are getting estimates for the trimming. The fees are not that bad. The brush is encroaching on the path at Brennan Boulevard. It needs to be cut back. It is included on the trim. People cannot walk down the sidewalk.

Penny will email quotes to the board members.

There is a tree by the Brennan Estates sign that is dead and needs to be removed

Sidewalks –Jerry

The concrete projects have been marked with an orange "X" that need to be replaced. We are getting bids. If you see any more, please let us know.

Playground –

The playground by the school needs a patch placed on it. The dome with the bubble needs to be replaced with a metal crate. The mulch was not done this year. We will need to do the mulch next spring. We will need to email Ruby about the county rules.

Basketball Court Area – Heather

There was a proposal for the basketball parking lot through Jeff. There would be a permanent 4'W X 12'L X 3'H pressure treated fence behind the sidewalk which would include grass and trees, but not the green. The estimate was for \$3,400. We know his work and that he will stand by it. We are also possibly looking for another play area for the kids.

For the fencing around the basketball court area, we will just take the rails out of the basketball court. Is there a place for them somewhere in the community? If we place a sign on them saying “free” someone will take them.

Clean-Up –

The Meadows gazebo was sprayed with graffiti. Heather painted over the graffiti. It also needs to be repaired. This should be our next project. We need to get a quote.

Trash-

The kids are cleaning it up and doing a good job

Deed Restrictions-

Can we do anything about the solicitors? They need to be registered with the state/county. They need to have a badge with their picture and name on it. You can call the police if they have no badge. They are considered an intruder.

The gas company is placing new meters on the houses in the neighborhood. Just an FYI if you see the employees out and about.

Political signs are allowed to be place in front yards during the time of elections.

Signs aimed at advertisement are not allowed in home owner yards or in Brennan's open space. If you see signs in the open space, take them down. Contact the county regarding advertising signs in front yard. If a contractor is doing work for a home owner, they may place a sign, it is allowed for 72 hours only.

Wish List-

We need new trash cans. The bigger can would be used for the basketball court. The can from the basketball are would go to the Meadows playground. The bottom of the one in

the Castle playground rotted out. The dog can had no bags in it. We need around 3 replacement cans. We will also need to drill holes in the bottom of the cans so they will drain.

Miscellaneous-

We have problems with parking on Ballina when there are school functions. Residents complain that signs are being blocked as well as the intersection is impeded.

What is the regular schedule for the sweeping of the street? Call George at DelDot...326-4062.

New Business:

There are two seats are open for board members of the Meadows and Terrace.

Tennis Court

We emailed Tony about the cracks in the tennis courts. They are getting worse. They need to be sealed. It should be under guarantee. Jerry is checking into it.

Architectural Review – Heather

House on 22 Lotus Circle replaced their windows with no stripes. There is nothing in deed.

A couple of requests for solar panels. If it is a single home, panels may be placed anywhere. There should be no solar in the town homes. Because the town houses would require that each adjoining neighbor would need support for the panels also.

Adjournment:

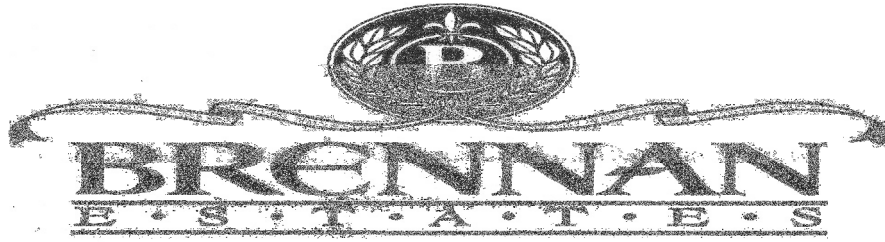
Heather motions for the meeting to be adjourned. Nemishh seconded the motion.

Meeting was adjourned at 8:40 p.m.

The next general meeting will be at 7:00 p.m. on October 10, 2012 at the Olive B. Loss Library.

Minutes submitted by: Gina Simon

Approved by:



Meeting Minutes
October 10, 2012

Attendees:

Heather McVey, Nemishh Mehta, Alison Murray, Zenobia Thomson, Gerri Thomas, Rose Smith

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:05 p.m. on October 10, 2012 in Olive B. Loss Library by Heather McVey.

Treasurer's Report - Gerri

REPLACEMENT OF ASSETS
AS OF 9/30/12
\$74,937.14

BRENNAN ESTATES MONEY MARKET
2011 funds are left. Things projected from 2011 paid from account.
\$42, 253.76

(?)SUPER MONEY MARKET
AS OF 9/30/12
\$32,561.87

BUSINESS CHECKING
AS OF 9/30/12
\$97,856.29

Dues – Penny

Not present. Officer Navaro and the attorney filed a levy of goods and chattel of personal possession. Geri is not familiar with this term. Chris is working on a list of goods and chattel just barred. Penny is overseeing this part of the funds. Penny is able to get the

home owner's dues paid. Nemishh suggested that the names needed to be taken off the list after they have paid their dues. Nemishh is going to email her.

Home Owners Guidelines-Heather

A question came in about the trash pick-up. Rose is going to place something in the welcoming letter. Nemish suggested that there should be something placed on the website for new home owners as to where they can call for trash pick-up.

Sidewalks –Gerri

The sidewalk on Wisteria Road is going to be powerwashed to hopefully remove the “X”.

Basketball Court Area – Heather

The planters are up. The fence is down. There are no plans for the parking lot. We did not authorize the signs, but the old ones from the parking lot look good on the planter.

Tennis Court - Jerry

There is no update from Jerry. Geri is going look for who is responsible for taking care of the cracks.

Trash Cans – Geri

The old trash can place has stopped selling dog waste can and has given us a new place to contact. The new dog waste trash cans are different. They are green and cost approximately \$300 a piece. Discussion pursued on where the cans are needed and where the trash company is willing to pick up the trash. Three dog waste stations are needed and also, we need two trash cans. We are going to change the can from the castle park and place a bigger can there.

Meadows Entrance Pavilion – Heather

An overhaul needs to take place on the Meadows Entrance Pavilion. Discussion ensued on whether or not to place an ad in the paper or keep it a closed bid for the construction of a new one. A suggestion was made to possibly purchase a pre-fab. However, the pavilion is a shadow of the main entrance and should we keep the look the same?

Sprinklers - Heather

Sprinklers will be shut down in approximately two weeks.

Playground – Heather

An appointment has been made in the next two weeks for recommendations to be made to bring the playground up to the requirements. It looks good.

Trees-Heather

Tree expense will come out of the 2012 Budget

Deed Restrictions-Heather

We are going to check with Ruby about the New Castle County Codes before we send letters to the home owners with ad signs.

Miscellaneous-Heather

We have been sending out group emails to inform residents of the traffic alert. This is a good thing. We are going stay away from the politics.

When there are school functions, Club Brennan is going to allow them to overflow into their parking lot. Hopefully, this will elevate some of the parking on Brennan Boulevard.

Rose will prepare the newsletter which will be sent every three months. In it there will be a reminder about Halloween, solicitors needing badges to sell, curbing your dog and the monthly meeting.

Earl Jacques joined us. He reminded us of the sink holes that are going to be filled by DelDot and also, wanted to know if we had made contact with the sheriff. Also he stated that there will be a meeting on December 1, 1012 in reference to the land on the opposite side of Claireborne that is slated to be developed by a King of Prussia developer.

Architectural Review-Heather

These were very minor. Need approvals.

Adjournment:

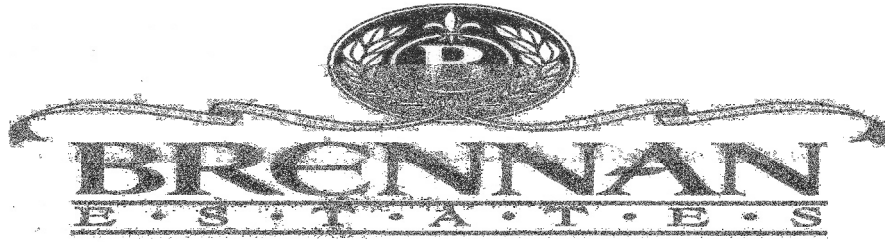
Heather motions for the meeting to be adjourned. Nemishh seconded the motion.

Meeting was adjourned at 8:00 p.m.

The next general meeting will be at 7:00 p.m. on November 13, 2012 at the Olive B. Loss Library.

Minutes submitted by: Gina Simon

Approved by:



Meeting Minutes
November 14, 2012

Attendees:

Nemish Mehta, Alison Murray, Zenobia Thomson, Gerri Thomas, Rose Smith,

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:10 p.m. on November 14, 2012 in Olive B. Loss Library by Nemishh Mehta.

Treasurer's Report

REPLACEMENT OF ASSETS
AS OF 10/31/12
\$75,386.84

MONEY MARKET
AS OF 10/31/12
2011 funds are left over from budget. Things projected from 2011 paid from account.
\$42, 262.71

BUSINESS CHECKING
AS OF 10/31/12
\$85,762.05

Delinquent Maintenance Dues

There is a list of nineteen homeowners who will be levied on the good and chattel. The attorney had not filed the proper papers work. We can look to be reimbursed a portion of the fee since the work was not completed. Since we have been pressuring the law firm since February there are a few things we can do: we can complain and/or find a new attorney. However, attorneys do not want this type of case. Another alternative would be to have Barb (?) come to the meeting. The sheriff needs a list of deeds and levies. We need to identify the homes that were on the list and then, place a lien against these homes. Rose suggested that she could draft a letter. Nemish will update the list.

Lawn Care

Does anyone know when it is up? He has a contract for three year extension. Gerri does not have the paper; however, she remembers it was extended for five years.

Sink Hole

The sink hole on Ballina is fixed; however, the one at Orchid still needs to be filled.

Earl Jacques, State of Delaware Representative

The cell phone law has passed. There is a \$50 fine. He brought information pamphlets for everyone. Also, he informed us that there is an epidemic of suicide among young teens. There is a website for students and parents that will take you to different resources.

Front Entrance

There are lots of lights out. Heather contacted someone to fix the timer and they are also going to trim the hedges. The Meadows playground needs a lift to reach the lights.

Fence around the Castle Playground

It will cost \$215 to replace the damage part of the fence. Motion was made and seconded. Motion passed.

Trees Project

Penny has contacted several tree companies to trim and remove the evergreens from Belina to Primrose. She is going to speak with Ultra and Barlett to see if the dead tree in the front is included as well as the tree by the gazebo. She will contact everyone by email with the prices and the vote will take place by email.

Concrete Project Update

We are awaiting concrete estimates.

Deed Restrictions Violations

- **Signs on Lawn**

Complaints were called into New Castle County for the signs on the lawn

Rental Properties

Do we know who owns 15 Wicklow? There are no renters there. The problem has been resolved the owner showed up with a u-haul and took the trash away.

Owners should supply us with a copy of the rental agreement. Some questions brought to board: How many people are allowed to live there; and is there recourse with the owner if the deed restrictions are not met?

The county should have a list of the renters in the development; however, most people use a property management company.

Items Needed

Is power washing the house in the deed restriction? There are several homes that should be done.

We will need to discuss the 2013 Newsletter.

Discussion ensued on increasing the bond at the regular rate. Bond should be more risk tolerant if not we could be out. Is there help from the county with maintenance dues and place it with county maintenance with tax dues. Is there a legal reason they cannot do it here. New county executive is looking into changing the dues.

Adjournment:

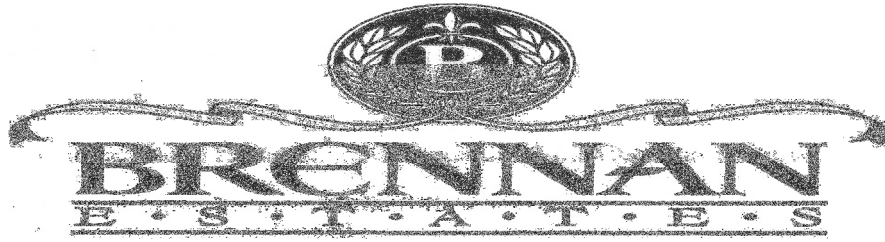
Nemishh motions for the meeting to be adjourned. Gerri seconded the motion.

Meeting was adjourned at 8:00 p.m.

The next general meeting will be at 7:00 p.m. on December 12, 2012 at the Olive B. Loss Library.

Minutes submitted by: Gina Simon

Approved by:



Meeting Minutes
December 12, 2012

Attendees:

Heather McVey, Nemishh Mehta, Jerry Phillips, Gerri Thomas, Rose Smith, Penny Wagnon,

Opening:

The regular meeting of the Brennan Estates Home Owners Maintenance Corporation was called to order at 7:10 p.m. on December 12, 2012 in Olive B. Loss Library by Heather McVey.

Treasurer's Report

REPLACEMENT OF ASSETS
AS OF 11/30/12
\$76,282.16

BUSINESS MONEY MARKET
AS OF 11/30/12
\$42,271.37

BUSINESS CHECKING
AS OF 10/31/12
\$92,953.81

Delinquent Maintenance Dues

The county sent another invoice. We are staying with the county since the other recommended company did not have enough bond money.

Website Sign Up

Two gift cards are going to be purchased for a raffle for those people's names who sign up for the website.

Front Entrance

Pavilion is having breaker problems. There are also street lights that are out. We need to contact Ruby Dilmer with the closest house number. The number on the pole is the size of the bulb, not the location.

There are two big bulbs at the tennis courts/playground which is out. Need to get quotes from two contractors. Just replace all three bulbs since it is cheaper.

Fence around the Castle Playground

It will cost \$215 to replace the damage part of the fence. Motion was made and seconded. Motion passed. Jerry will take care of the fence.

Trees Project

Penny has contacted several tree companies to trim and remove the evergreens from Belina to Primrose. She is going to speak with Ultra and Barlett to see if the dead tree in the front is included as well as the tree by the gazebo. She will contact everyone by email with the prices and the vote will take place by email.

Concrete Project Update

The concrete project is going to be scheduled for March or spring break. Can the county cover the replacement of the concrete?

Deed Restrictions Violations

- **Sheds**. There are more small sheds going up—in the cul-de-sac of Forsythia. We need to start compiling a list. The attorney needs to send a letter that it is against the deed restrictions. At the time of sale of the home, the sheds need to come down. There were only eleven houses approved to have sheds. There are stipulations for sheds such as they are to be attached to the back of the home and not visible to the front.
- **Basketball Court**. The street has been painted underneath of a basketball net. Can we call the county and have them send a letter?

- **Signs on Lawn**

We need to make another request to the county to have the sign removed from several residences

There are two exceptions for signs: political reasons and contractors who are doing work on a home (They are allowed to advertise while they are there.).

Miscellaneous Items

The newsletter should go out next month. Jack Teague has offered to pay for this mailer.

The trash cans at the basketball courts have made a big difference. However, there are still cars parking at the basketball courts and blocking the sidewalks. Want to purchase a “No Parking” sign and use the concrete blocks from the original parking lot to block the entrance.

If you see ATVs, mini bikes and four wheelers please call police. There is a \$1,000 fine for use of these vehicles.

Hunters were spotted near the wooded area near the Woodlands. We need to purchase new signs that say “No Hunting” and “No Trespassing.” If the hunters are spotted again, call the police.

The boys need to clean where the stones are by the trash can by the fountain.

Adjournment:

Heather motions for the meeting to be adjourned. Gerri seconded the motion.

Meeting was adjourned at 8:20 p.m.

The next general meeting will be at 7:00 p.m. on January 9, 2012 at the Olive B. Loss Library.

Minutes submitted by: Gina Simon

Approved by: