



Tuesday, September 15, 2016

Rescheduled from August 30th due to family emergency for Dorothy Hyatt

Council meeting: 200 East Court

Council Present: Sheila Lamphear, President; Terri Laccoff, Treasurer; Dorothy Hyatt, Secretary

Excused: Dick Stausebach

1. Meeting called to order by Sheila Lamphear at 6:09 pm
2. Approved minutes from July 26, 2016
3. Treasurer's report: Terri Laccoff
 - a. Delinquency report reviewed
 - b. Approved
 - c. Reviewed and approved proposed budget for 2017 with dues decrease to \$185 per month
4. Council updates
 - a. Landscaping
 - i. Stumps where trees were removed behind 102 need to be ground out and reseeded
 - b. Rules
 - i. Approved two new Rules: *Right of Council to Inspect Exteriors and Obstruction of Electrical Transformers*
 - ii. Approved Rule Amendments: *9.04 Storage of Trash and Recycling Containers; 10.01 Prior Approval Needed for Structural/Exterior Changes; 10.02 Doors and Windows*
 - iii. Rental agreement language: pending opinion from Franta
5. Old Business
 - a. Follow up requests/repairs/violations
 - i. 104 Salerno fence: completed. Some damage occurred to perennials during tree removal. They appear they will be okay. If not, BHTC will replace.
 - ii. 100: Dining room leak. We have not been able to figure out the source of the leak. Proposed a water test. Dick to coordinate.

- iii. 9: bedroom and dining room leaks. Still cannot determine source of leaks. Don't know if there is water entry in the attic, or from 2nd floor windows.
 - iv. 203-205: Two pine trees were removed due to dripping sap. The Holly tree trimmed.
 - v. 102: Patio area cleared of overgrown weeds by Landscaper. Owner assessed the charge.
 - vi. Property survey update: pending
 - vii. Selected deteriorating sidewalks will be repaved on 9/16/16
6. Thanks to Devin and Dianna Connor for helping with bag collection and replacement on dog walk.
7. Action requests/Architectural change forms
- a. 226: approved free standing mailbox
 - b. 232: Approved replace mailbox on shutter
 - c. Meter access to 113 and 115: The fence post is too close to the electrical meter. We will need to assure Delmarva access to the meter for repair.
8. Fines
- a. Violation notice sent to 228: trash cans outside fence. A final warning notice had been sent in August 2015.
 - b. 113: warning notice sent to remove window air conditioning unit
9. Annual meeting planning: November 2, 2016, Brandywine Library. Dorothy will reserve room.