

## Ballymeade Annual Meeting – 2019

Brandywine Parkway  
Monday, February 19, 2019

### Meeting Minutes

- President's Report
- Landscape Update
- Architectural Review Committee Update
- Finance Update – Fiscal 2018/19
- PENCO Management Update
- Board Nominations / Elections

Board members and PENCO property manager introductions

#### President's Report – Year in Review

- General state of the neighborhood and health of the operating budget
- Review of successfully completed maintenance projects
- Planned activities for the upcoming year
- Subjects raised of most interest:
  - Curbing pets – residents adamantly agreed this is a growing problem in the neighborhood. Questions around exactly what could be done to address the problem. Because of resident's frustration with pets not being curbed properly in the neighborhood, inquiries into the community's recourse would be taken up by board member John
  - Dumping – several residents cited examples of dumping in the neighborhood. Residents were reminded to notify PENCO whenever dumping was observed. PENCO will notify the landscape maintenance contractor who will remove the debris.
- Suggestion made to include crime statistics or similar for subsequent meetings
- Erratum: Ballymeade had 7 (not 4 as printed in hand-out) sales this year totaling \$3150 in reserve

#### Landscape Update

- Landscape and storm water basin maintenance activities stayed within budget for current fiscal year
- Maintenance activities during the past year included:
  - Community owned fence's repair at the end W. Oakmeade Dr
  - Fertilization of trees plus spraying of trees for pests
  - Annual mulching around trees and use of safe mulch for playground
- Topics of concern were discussed which included:
  - Street parking during snow removal
  - Encroachment on community woods and wetlands
  - Trash and trash can maintenance / out of sight please
  - Curbing pets

#### Architectural Review Committee Update

- Relatively quiet year for ARC; community mostly in a sustain/maintenance mode

- Purpose of the ARC and reminders was reiterated for residents attending the meeting, "...to oversee compliance of community deed restrictions ...that all homeowners have agreed to abide by....to maintain neighborhood architectural and maximize property values." Remember to contact PENCO before any work is done
- Past deed violations and complaints included: trash cans not stored properly, cars parked on sidewalks, exterior changes without ARC approval, high grass/weeds, yard clutter, encroachment on wetlands, not curbing pets.
- Master Corporal Hester acts as the community liaison; she is available for questions regarding general community matters and concerns that may need insight of NCC police

#### Finance Update – Fiscal 2018/19

- Over budget positions were offset by lower spending in other areas; i.e., few snow events to date
- Near 99% of homeowners paid annual assessment; 3 homes are in the collection process
- Late payment penalty of \$25.00 continues to be assessed
- Discussion held regarding items affecting rented properties such as landlord privilege fees, a renters cap; further dialogue and counselling will be given to these suggestions
- No increase in the annual assessment is being proposed for 2019/20 fiscal year
- No maintenance or repair projects proposed for 2019/20
- Capital improvement fund is in line with engineering study recommendations in 2016
- Maintenance issues were at a minimum the past year in general
- Suggestion made to the board to supply budget information prior to the annual board meetings as well as to include a budget forecast
- Vote taken for 2019/2020 budget proposal and subsequently approved

#### PENCO Management Update

- Mention of PENCOs scope of services for Ballymeade
- Questions and answers regarding PENCO and its available services
- Residents always encouraged to contact PENCO with any questions or concerns
- More information on PENCO can be found on the Ballymeade website

#### Board Nominations / Elections

- Nominations taken for open seats
- Election held for open seats
- Pete H. and Mike P. re-elected as President and Vice President

#### Updates by Representative Sean Matthews – 10<sup>th</sup> District

- Construction of long-awaited \$71million Claymont Transit Center project will begin in April
  - Replaces existing SEPTA station; will include new platforms, a station building with restrooms, bicycle amenities, more parking as well as a pedestrian bridge, bus and trail connections and public art
  - Sen. McDowell and Sean requested that as many Delawareans be employee on the project as possible
- New Port of Wilmington operator set to invest \$600 million in upgrades and a new container-handling terminal
  - Expected to bring over 5000 new jobs to the area
- Encouraged residents to contact him with questions or concerns
- Sean Matthews' contact information:
  - Email: Sean.Matthews@delaware.gov
  - Phone: (302) 331-1020