

## Ballymeade Annual Meeting – 2020

Brandywine Parkway

Monday, February 24, 2019

### Meeting Minutes

#### Board members and PENCO property manager introductions

- Pete Haggerty - President
- Mike Petrucci - Vice President
- Cindy DeYoe - Treasure
- Philip LaScala - Secretary
- Ron White - PENCO Property Manager

#### 10<sup>th</sup> District updates - Representative Sean Matthews ([Sean.Matthews@delaware.gov](mailto:Sean.Matthews@delaware.gov))

- Sean provided a general update on local district matters
- General assembly updates, acts/bills taken to vote. Opioid Impact Fee, gun sale purchaser card requirements, early voting and voting by mail

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

- General state of the neighborhood and health of the operating budget
- Clarification of Ballymeade Maintenance Corp vs HOA
- Mention of PENCO and scope of services for Ballymeade; residents encouraged to contact PENCO with questions and concerns; additional information on PENCO can be found on the Ballymeade website
- Ballymeade entrance sign damage and will be replaced, insurance to cover the cost.
- Subjects of interest:
  - Curbing pets
  - Property easements - county specification need to be confirmed as it relates to Ballymeade; to be posted on Ballymeade website once complete
  - Dumpster located Shrewsbury Dr.
  - Ballymeade entrance traffic light delays and non functioning trip sensors, will be fixed
  - Speeding remains an issue; 'please slow down' signs location and effectiveness
  - Limit home rentals to no more the 20% of total properties, similar to a renter's cap
    - Inquiry requires further inquiry, possible legal advisement around what can be done eg. landlord privilege fee
    - Creation of sub-committee if needed

#### Landscape Update –

- Status and justification of storm-water basin cost and maintenance
- Several landscape contracts have ended and RFPs are underway
- Sidewalks - community walk-through by board member(s) to survey sidewalk buckling caused by planted trees
- DelDot barrel covering small sinkhole will be addressed
- Maintenance activities planned for the upcoming year:
  - Mulching around trees and playground
  - Tree trimming around street lights
  - Tree spraying for disease or pests

#### Architectural Review Committee –

- Relatively quiet year for ARC; community mostly in 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 architecture 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
- Capital improvement fund is in line with engineering study recommendations in 2016

#### Finance Update –

- Little or no snow should result in an operating budget surplus with no need to use funds from the reserve fund
- Nearly all homeowners paid annual assessment; 3 homes are in the collection process
- Review of reserve expenditures and reserve funding plan
- Budget totals provided to meeting attendees
- No increase in the annual assessment is being proposed for 2020 fiscal year
- Reserve fund remains health; consideration needed for an updated reserve study done within next 2 years
- Questions and Answers
- Vote taken for 2020 budget proposal and approved; 25 votes by proxy

#### Secretary Report –

- Ballymeade newsletter will continue to be sent 2x per year in Spring and Fall
- Community yard sale and clean-up will be scheduled for later in the year
- Trash bin audits continue quarterly; letters sent to remind owners of deed restrictions (keep trash bins out of site please or you will get a letter)
- Security camera update -
  - Functioning normally and serviced annually by Maginot security
  - No requests made to view footage

#### Board Nominations / Elections –

- Nominations, voting and election for open seats
- Cindy DeYoe - Treasury and Phil LaScala - Secretary voted to board for another term
- No volunteers for 1 open seat remaining