

Ballymeade Board of Directors
Meeting Minutes – July 13, 2020
Zoom Teleconference

Attendees: Pete Haggerty, Mike Petrucci, Cindy DeYoe, Phil LaScala, Ron White (PENCO),

UPDATES

- Architectural Review Committee (ARC) – Mike Petrucci
 - Three ARC requests submitted to this point in 2020
 - Request types: (1) roof; (3) fence; (1) decks
 - ARC considering approval of wood-colored vinyl fences; no white vinyl fences
 - Reserve Study – discussion regarding when the next reserve studying should take place
 - Updates to the current reserve study made by M. Petrucci
 - Common area expenses and routine maintenance less than expected
 - Vote held and approved for an updated reserve study in 2022

- Ballymeade Garage Sale
 - Vote held and approved to postpone this year’s garage sale

- Ballymeade Security Camera – Phil LaScala
 - Network connection issue was addressed and resolved in June
 - Power supply issue addressed and resolved in July
 - Video footage is unavailable between June 12 4:46am through June 29 4:08pm

- Newsletter
 - The next community newsletter will be mailed to homeowners in the late Fall

- Sidewalk Maintenance
 - A general contractor will address sections of the neighborhood’s sidewalks
 - Sidewalk sections pushed-up by the street trees along Ballymeade, Shrewsbury and Longmeadow Dr. will be ‘shaved-down’ to remove the tripping hazard they pose

- Trash can audit
 - Audits will continue through the year and letters will be sent to homeowners who habitually leave cans outside
 - Letters may include suggestions for using a privacy fence for keeping cans out of sight
 - Additional discussions regarding options for consolidating trash service providers

- Playground access
 - Access to the playground equipment should be closed based on NCC guidelines
 - P. LaScala to repost stakes and put up new caution tape around playground equipment to indicate no access permitted
 - Playground equipment will be re-opened once NCC permits access to the county playgrounds

- Ballymeade Renters - Ron White (PENCO)
 - Discussions around options for a cap on home rentals Ron describes some legal and logistical challenges associated with enforcing a cap on home rentals.
 - Feasibility; legality may need to be vetted; update to deed restrictions requiring 2/3 votes of homeowners; tracking home sales and communications among renters were some of the topics
- Collections
 - Letters being sent to homeowners who have an outstanding balance
 - Discussion related to by-laws and the handling of individual collections
- Sales
 - 2 sales since 2019 fiscal close
- Financial Report - Cindy DeYoe
 - \$3436 loss for the fiscal year - this is essentially a loss on paper since we budgeted money to be paid into the reserve fund each month
- DelDot Speed Study and 'Slow Down' Signs - Peter Haggerty
 - Speed study done in the Spring. DelDot provided the statistics and information regarding the study. This information will be made available on the Ballymeade.org website.
 - Summary from 03/11/2020 through 03/17/2020
 - Average volume of vehicles per day was 62
 - 50% of the vehicles traveled at 24.46 mph or less
 - 85% of the vehicles were travelling at 26.3 mph or less
 - Average speed is 24.97 mph. The speed summary report did not show there was a significant speeding issue
 - Signs re-posted along Ballymeade and Shrewsbury Dr.; signs will be re-posted periodically and will be taken down around the first week of August
- Landscape Contract Renewals
 - Landscape contracts are being reviewed; Ron White will get updated quotes as needed.
 - We expect stay with Forever Green based on the work they've done for Ballymeade with the storm water basin, pond, landscaping, snow removal. Their quotes have stayed the same for several years
- Ballymeade Trees
 - Limbs to be trimmed back on trees that overhang sidewalks and growing around the streetlights.
 - Quote was \$1800; more quotes to be requested

- Spotted Lantern Flies
 - Davey Tree quoted \$7000 for street tree treatment. If street trees need to be eventually treated, the board will need to vote for the money to come from the reserve fund. Unable to treat any trees in the wetlands. Trees on home-owner's properties can only be addressed by the homeowners themselves.

- Solar Panels
 - Clarification is still needed for how Delaware law and guidelines in written regarding homeowner's rights to installing solar panels
 - A separate meeting is needed with Sean Matthews and an associate who is familiar with the details the law

- Board Member
 - Current board members continue to inquire with potentially interested homeowners about joining the board