



# Stonefield Maintenance Corp.

## Board Meeting Minutes

September 8, 2009

Meeting called to order at 6:00 pm

In attendance: Ron Sutton, Lana Fry, Rob Gordon, Mary Smith, Rebecca Saxton, Chuck Wojick

Absent: None

Guests: None

### **President's Report:**

Ron reported no progress with current court cases, due to the courts being jammed up.

Ron presented draft of 2010 Budget to Board of Directors for review. Date for Budget Meeting was set.

Ron will draft letter to community which will accompany notice of Budget Meeting. Letter will inform the following: Only one annual assessment invoice (with a 30-day due date) will be mailed this year. After that, we will turn over delinquent homeowners to our attorney to lien their properties. Unpaid assessments result in increase in 2010 Budget, because we have to account for those monies. Currently we have 9 delinquencies (list addresses). We also have past delinquencies (list addresses). Discuss hiring a Management company, due to lack of interest of homeowners in their community. Deed Restriction violations, boats alongside houses and in backyards. These are repeat offenders who have received warning letters. Attorney will be asked to prepare these cases for prosecution.

### **Vice President's Report/Landscaping:**

Rob has bids out for the following contracts for the coming year: landscaping, snow removal, stormwater pond management. He has heard nothing back yet.

Dead Trees/Shrubs: We again have dead trees, which will be replaced in the Fall if the Budget permits.

Rob to work on expediting lighting up the children's park at the front entrance. His goal is one month to light up the park to discourage nighttime unwanted activities?

Under the subject of "Landscaping", we discussed the possibility of discussing with the County the possibility of changing the Record Plan along Old State Road to allow homeowners to utilize approx. 20 ft. of their property. Possibly they could move their fences out to capture that land. At least one homeowner has expressed an interest. Ron will discuss with the County.

### **Secretary's Report:**

Rebecca to look into availability of "Community Activity Room" at the Appoquinimink Community Library for our Annual Budget Meeting. The room is free and will save the community \$200 in hall rental fees per year. Thank you Rebecca for making us aware of this facility!

**Treasurer's Report:**

Mary is up and running as Treasurer. She is getting acquainted with our accounting system and is working closely with Ron on the 2010 budget.

**Architectural Review Report:**

There was one architectural review completed in August.

**Deed Restrictions Report:**

We continue to have Deed Restriction violations in the community. The appropriate letters will be sent to offending homeowners one time only. If a second letter is necessary to alleviate the problem, or if it is a repeat problem in a subsequent year, it will come from our attorney with her invoice attached. The homeowner will be responsible for the attorney's charges.

Meeting adjourned at 8:25 p.m.

Next meeting: \*Tuesday, October 13, 2009 at 6:00 pm at Ron's office.

\*The Board voted to switch Board Meetings to the 2<sup>nd</sup> Tuesday of each month, due to scheduling conflicts among Board members.

Lights out on your street?

Please call: Delmarva Power 1-800-375-7117.

Make sure you have the pole number when you call.

Please visit us at [www.neighborhoodlink.com/townsend/stonefield](http://www.neighborhoodlink.com/townsend/stonefield) for:

Current information (meeting minutes, bylaws, deed restrictions, etc)

Forms for architectural review

Sending email messages to the Board of Directors