

Minutes of Open Board Meeting of the Village of Long Creek (VoLC) of June 28, 2023 - corrected

Board members present: Melody Devoe, Ken White, Martyanne Grabusky, Linda Trach, ChandrikammaThankappan, and Ray Jenkins.

Community members present: Jean Skelly, Marian Bowman, Ray Krout, Ray Whiteoak, Gary Legreid, Bonnie Anderson, Rebecca Crowe, Joan Marie Powers, Joe and Sonja Lemanski, Barbara Lawrence, Pam Smith, Paul Wellborn, Odette Haight, Loretta Dougherty, Christine Killian, Cheryl Werner, Amy Leickel, Maria deArmas, Mike Ostroski.

Community members on Zoom: Mary Ohara.

The open board meeting of the VoLC was called to order at 6:10PM on June 26, 2023, by the board president, Melody DeVoe, after it was confirmed our ZOOM call was connected and on-screen participants could see, hear, and actively participate in the meeting.

As the secretary was absent, a request was made for a board member to serve as recorder. There being no volunteers, the board president recorded the following minutes. The meeting was also recorded on ZOOM.

The minutes of the meeting of May were sent to the community. The annual committee reports, presented at that meeting, were supplied in the weekly Community update on May 29, 2023. A member of the VoLC pointed out that the minutes stated that the reports would be attached to the minutes themselves, which did not happen. The board president said she would obtain those reports again and provide them to the community. The minutes were then moved for acceptance by Ken White, seconded by Martyanne Grabusky, and approved by the board.

The next order of business was the committee reports.

- The Treasurer's report of May 2023 was provided by IPS to the board and the Treasurer, Ken White gave an oral summation. We are in very good shape at this time.
- The Ground committee chair, Bob Leaming, gave an oral summation of the Grounds committee activities. A Westside (of the VoLC) improvement meeting was held open to the community, attended primarily by residents of the Westside with lively discussion providing actions to be undertaken, including obtaining more information about our ownership boundaries; IPS assistance is asked with this process at this time before going to elected officials. The cleanup is usually done every 36 months. We have a current proposes of \$6,000 from Bartlett and will look for other bids/proposals. The Gardens committee requested an additional \$1,000 to water the plants at the entrance to the VoLC to maintain their viability in dry spells, at a cost of \$65.00/watering. A motion was made by Ken White and seconded by Ray Jenkins, to use up to \$1,000 to provide this watering and seconded. Following discussion, the board voted unanimously to approve this expenditure.
- The activities/clubhouse committee report was presented by Cheryl Werner.

- A memorial event was held at the clubhouse by family members of the late Len Krygowski, open to the entire community; many VoLC members attended. NOTE: a member of the community asked for the particulars of using the clubhouse for a social event and was informed that any member of the VoLC can use the clubhouse for a social event, for example, a retirement or promotion or graduation party, provided it is open to the entire VoLC and all cleaning costs are borne by the member holding the social event.
- A box lunch happy hour was held on Sunday in early June.
- The patio pavilion work has commenced; an issue was noted with the holes dug for the support poles filling with water. The builder has contacted an engineering firm for resolution, so the construction is currently on hold for the report and cost estimates for remediation before proceeding further. Further updates will be supplied by the clubhouse committee as they become known. Cheryl Werner was thanked with a round of applause for her continuing dedicated work on this project.
- The MDR subcommittee reported the last 5 proposed amendments to the MDRs were approved by the VoLC and will be incorporated into the MDRs, with enabling amendments made to the bylaws. For the rest of the MDR subcommittee report, see the attached MDR subcommittee report after the minutes.

The only Old Business was the verbal report of the president that we (the VoLC) had obtained both a larger umbrella liability policy, in the amount of \$5000 annually, and a “volunteer worker’s comp” policy, at a cost of approximately \$700 annually. Both policies are running concurrent for renewal each June 26, along with our policy for the clubhouse.

Under the umbrella of New Business:

- A motion was made by Martyanne Grabusky and seconded by Chandrikamma Thankappan, to establish the Tech Team, which maintains our clubhouse computer system (with the help of the Geek Squad from Best Buy), as a permanent committee. Following a short discussion, the board voted unanimously to establish this new permanent committee.
- It was brought to the attention of the board by a board member and a community member (chair of the Architechtural Review Committee (ARC)) that the ARC procedures have been changed over the years. The current procedures established by a previous board allows for a 30-day clock for ARC request approvals/denials, which begins after all documents related to an ARC request have been received. The ARC chair briefed the community of these procedures. A motion was made by Martyanne Grabusky and seconded by Ken White, to adopt these changed procedures with the 30-day time calendar; following limited discussion, the board unanimously voted to adopt these procedures.
- It was further pointed out that many documents, including a “fines” document and other policies adopted by previous board(s) were not available to most members of the community. The board is looking into obtaining these documents to adopt or revoke these documents and,

upon decision, ensure they are provided to the community for inclusion as appropriate in their not-red Red books. Mary Ohara volunteered to work with Sharon Dickol to ensure the all governing documents are available on our community website to ensure present and potential community members have electronic access to them.

Open discussion:

- There is a necessity to record certain documents, and an advisory to record certain documents, at the New Castle County Recorder of Deeds office.
- A request has been submitted to the Ombudsman's Office for a mentor to assist and educate the board (and the community) with regard to DUCIOA and other HOA-type requirements.

A motion to adjourn was made by Ken White. The meeting was ended at approximately 7:10PM.