

## Village of Long Creek

### Board Meeting Minutes

September 27, 2023

**Board Members Present:** Linda Trach (LT), President; Ray Jenkins (RJ), First VP; Martyanne Grabusky (MG), 2<sup>nd</sup> VP; Ken White (KW), Treasurer; Chandrika Thankappan (CT), Member at Large

**Special Guest:** Councilman David Tackett

**Community Attendees:** Rebecca Crowe, Cheryl Werner, Kay Bennett, Ken Francis, Paulette Francis, Martyanne Grabusky, Linda Trach, Nancy Weldin, Chandrika Thankappan, Maria deArmas, Bonnie Anderson, Ray Whiteoak, Susie White, Ken White, JoanMarie Powers, Christine Killian, Gary Legreid, Carolyn Aresu, Loretta Dougherty, Jean Skelly, Ray Krout, Joe Lemanski, Sonya Lemanski, Bob Leaming, Ray Jenkins, Mike Ostroski

Meeting was called to order at 6:10; delay due to Tech Team trying to get a document loaded

Martyanne Grabusky offered to take minutes; Dorene Grant was unable to attend

Minutes from the August 23, 2023 meeting were approved as presented (motion by KW, seconded by CT and approved 5-0)

Prior to Councilman Tackett's presentation, Linda explained how we had met with Councilman Tackett, Senator Hansen and Representative Morrison. She had checked with our attorney to be sure that it was allowed when not in a public meeting. He advised that only two people from the Board should be present; Ray Jenkins also attended.

- **Special Guest: David Tackett, Councilman** – was asked to speak on several topics by the Board
  - Questions about the possibilities of what might move into the for-sale lot at the corner of Paxson Lane and Glasgow Avenue. Dave said we would know before him if the lot is sold by the appearance of a yellow development sign. If you see it, feel free to call or email him directly and he would find out immediately who bought it and what was planned. Until property is sold, no change in existing zone restrictions. As neighboring property, any rezoning must be agreeable to VOLC. Rezoning would likely not be done if we objected. If there is some sort of commercial project planned, it would be required to have a LOT of buffering. No matter what happens, he will send us a copy of the plans. Ray Krout questioned whether growth on that property is higher than it should be. Other than the ten foot setback from Paxson, there are no controls on that lot.
  - Wet 'west side' of VOLC. Dave was involved in this issue previously and it was determined that sump pumps and downspouts were directed to this area and that homeowners were overwatering. Drainage pipes were inspected and operated at expected flow. Landscapers mowing creates ongoing ruts that fill with water. His suggestion – Senator Hansen and Representative Morrison could have the NCC Conservation Center come out, especially for mosquitoes. Also, call DNREC and have them come out in the spring. Additional wet areas are behind 121, 107, 109, 86, 88 and 90.

- North boundary Cann Road sidewalks. Who is responsible for them? Benchmark Builders installed those sidewalks according to DeIDOT standards and are in the DE State Right of Way. These sidewalks are DeIDOT maintenance responsibility, including snow removal. VOLC has no responsibility for them.
- Rebecca Crowe asked about the electric pole on Cann Road which has been hit several times meaning a power outage for us. Pole is very close to the street. She asked if there could be some sort of barrier erected so that cars would hit that and not the pole. Dave responded that DeIDOT will only install soft material that breaks away; nothing permanent.

### **VOLC Committee Reports**

- **Grounds Committee** – Bob Leaming reported no updates. LT gave a ‘shout out’ to Bob as he had asked Dino to find out about who is responsible for the sidewalks on Cann Road. It was determined that we are not. Therefore, the \$6,000 that was previously approved for the sidewalk repair will not be required. The community applauded Bob...
- **Clubhouse Committee** – Cheryl Werner made that report. Updated all on the September activities and the upcoming Oktoberfest, being held on October 1. Clubhouse was power washed (for the first time ever), motion activated front entrance lighting will be installed on 10/03 and the exterior gas line will be relocated on 10/04 (all expenses having been approved by the Board at the August meeting). Pavilion construction passed final inspection and had a project cost overrun of \$3000. Cheryl listed all of the contributing factors. Prior to the meeting, Dino contacted the Ombudsman’s office and our attorney to confirm that this additional 10% was ‘okay to pay’ from the operational reserves. LT called for a motion to approve the \$3K (KW made motion, RJ seconded and unanimous approval 5-0).
- **MDR Subcommittee** – Linda Trach gave an update that we are currently awaiting feedback from our attorney for the Amended and Restated Third Amendment to our Governing Documents.
- **ARC Committee** – In Odette’s absence, Nancy Weldin reported that there have been no new requests since the last report.
- **Tech Team Committee** – Mike Ostroski reported that the group is still trying to find a replacement for the Geek Squad which is ending its on-demand in-home service calls. They are also still working on finding a suitable digital archiving place for records and notes and creating some self-training modules.
- **Finance Committee** – Ken White gave the report, as Board Liaison. All residents had been emailed the VOLCMC Financial Report. Ken highlighted a few of the figures – 1) we’ve been paying the new costs for the additional insurance for a \$5 million umbrella policy and the volunteer’s coverage, 2) some one time Grounds expenses for bee and hornet nests, 3) the sheds for the clubhouse trashcans and garden supplies, and 4) that the \$3000 payment to the contractor for the pavilion overage will come from the operational reserves (which currently contains about \$80K).

### **Old Business**

- Nothing pending

### **New Business**

- Update on Hodgson High School Construction Project – (information supplied by Representative Eric Morrison) 8/28/23 – Board of Education approved the site. Relocating football and other playing fields at present. Creation of the construction entrance, as well as demolishing the football stadium and other playing fields, will begin in October.

- Update on Glasgow Avenue Speed Limit of 30 mph – (information also supplied by Rep. Morrison) lowering the speed limit to 30 on Glasgow Avenue was undertaken years ago by one of our residents, Patti Abernethy. A speed study was put into place based on the number of current, and future, buildings that will be erected. The speed limit will NOT be changing.

### **Community Open Discussion – no questions**

### **Announcements (mark your calendars)**

- **October 11 – a Special Meeting has been called to present the 2024 VOLC Budget to the community**
- **November 8 – the Budget Vote Meeting**

### **Meeting after the meeting – (open meeting with no outside input)**

- Discussion, with our Clubhouse Co-Chairs, Cheryl Werner and Christine Killian (with advice from our attorney and insurance agent), about how to best present our Holiday Party. Resolution is in Cheryl and Christine's hands to make it a neighborhood event and figure out how payments will be handled. Total support from the Board.
- Revision of the Appeals Process for Disapproved ARC Request was finally completed and approved by the Board. Will be presented at our 10/25 meeting to the community for comments, then adopted and distributed to all to update your Governing Documents Notebook.
- Finance Committee presented the budget to the Board. Board adopted the budget unanimously.
- Discussion of two requests by realtors to solicit interest in their firms by our residents. Board had no opinion. They're on their own (as Patterson Schwartz already did by dropping off door handle ads).