

**Village of Long Creek
Board Meeting Minutes
October 25, 2023**

Board Members Present: Linda Tract, President; Ray Jenkins, First Vice President; Martyanne Grabusky Second Vice President; Dorene Grant, Secretary; Chandrika Thankappan, Member at Large

Special Guests, Senator Stephanie Hansen District 10 and Representative Eric Morrison, District 27

Community attendees: Mike Ostroski, Mary O'Hara, Cheryl Werner, Maria Gomas, Bonnie Anderson, Loretta Fitch, Joan Marie Powers, Kay Bennett, Joe and Sonja Lemanski, Ray Whiteoak, Carolyn Aresu, Gary Legreid, Rebecca Crowe, Debbie Fry, Loretta Dougherty

Meeting was called to order 6:00pm

Minutes from September 27, 2023 Meeting were approved as presented.

Special Guests:

Representative Eric Morrison gave a brief self introduction and spoke a bit about his role as our Representative.

- He discussed some of the variety of government meetings he attends on our behalf and the benefits brought to us through his participation with these groups.
 - He noted crime was down 21% over the past two to three years.
 - Unfortunately vehicle theft has risen, and he made a point of mentioning how important it is to secure your vehicles.
 - Discussed the Senior School \$500 Tax Credit Deduction and requirements
 - Will get us set up with dumpsters when we hold our community clean up.
- He spoke to many of the informational email blasts he sends out to the community.
 - Unfortunately there are too many to mention here but for more information on these blasts and Eric's background and contributions as a Representative, you can visit: https://housedems.delaware.gov/up_with_members/house-district-27
- He left a flyer for the community regarding Medicare Open Enrollment Information showing where anyone can go for help in making an informed decision.

Senator Stephanie Hansen also gave a brief self introduction and spoke about her role as our Senator.

She is presently Serving as Chair of the Environment and Energy Committee.

She is also serving on the Energy Advisory Council, made up of a variety of groups to address clean hydrogen as well as additional energy resources. Delaware is 2nd in the Country to have a Center for clean hydrogen.

- She spoke to the work to be done on Routes 896 and 40. Route 896 will become a flyover route 40. This is to hopefully reduce accidents and traffic back up in this area.
- The protection of animals and the fact that there are still dog fighting rings in this state, the Agricultural Industry issues as well as many issues facing the State of Delaware.
- She addressed some of the many Bills she has sponsored and which have become law.
 - Although there are too many to mention, she did leave a pamphlet with the attendees to review the many successes she has had in the Bills she has sponsored that have become law. You can view these Bills and more on her website: www.Hansenfor.senate.org
 - Discussion ensued Regarding traffic on Glasgow, Hodson School Drainage plans and where to find them, the fact that our community is not responsible for Cann Road sidewalks as well as Paxton where the lot is for sale.

Both of our Special guests emphasized the fact that they are open to any questions and calls and to feel free to call them at any time with our concerns.

Committee Reports

Grounds Committee – Bob Leaming

- No Report
- Received proposals for mulching project for of swales and dry ponds. Two Proposals received on from Brightview in the amount of \$17,875 and from Kairos in the amount of \$17,00. Dino feels sure he can bring them down to \$16,000. (Dino was able to get price reduced to \$16,000)
 - Motion top accept Kairos Proposal (with hopes of Dino bringing them down to \$16,000)
 - Seconded by Dorene Grant, all in favor.
- Brightview Proposal for Snow Removal effective 11/1/2020
 - Brightview offered a three-year contract with a 3% increase over last year.
 - Following a discussion a Motion to accept one year proposal with 3% increase over last year by Martyanne Grabusky, seconded by Ray Jenkins. All in favor.
- Special Seeding Project.
 - Four areas of the community have large spots of dead grass. A proposal received from Brightview to re-seed these areas is in the amount of \$1,565.
 - Discussion ensued regarding cost, if other proposals needed etc. Board will review and get some input and make a decision. (this has been done and proposal approved)

Clubhouse/Activities Report – Cheryl Werner

Clubhouse Committee

- The two motion detector lights for the front of the building have been installed. Folks leaving from Bingo reported that the light coverage getting to cars was very good. There have been no complaints from the neighbors surrounding the building about light getting into their homes.
- The gas line originally culminating at the back of the building has been moved to the far, right corner of the pavilion by JDM#1 Plumbing, allowing for better ventilation. We're waiting for the county and the grill to be connected. We are in discussion about keeping the old one and cleaning it up, as it is made for crowds, as opposed to taking the residential-style grill offered by Carolyn and Bernard Aresu.

Activities Subcommittee

- The Committee continues to organize monthly Pizza/Bingo Nights, Stitch 'n Bitch, and Coffee Klatch.
- The Committee hosted the Pavilion Ribbon-cutting ceremony on Sunday, October 1 at 3 PM. Guests included State Senator Stephanie Hansen, State Representative Eric Morrison and Councilman Dave Tackett.
This event was followed by Oktoberfest. Approximately 45 people attended and some were able to sit outside comfortably for the first time.
- Our Craft and Bake Sale will be held on November 4th at 10AM. Ads have been placed in the neighborhood social network, Next Door, and there will be signs at both ends of Paxson Lane. Proceeds will go to cancer research.
- We have been warned by a resident that using the VOLC name on anything related to the annual Holiday Party could lead to community liability should there be a car accident either to or from the venue. Both our Attorney and Insurance agent have assured the Board that this is not an issue. The Committee, however, is looking at options.

MDR Sub Committee – Linda Trach

- Still discussing the path forward with our attorney as of 10/20/2023

Tech Committee – Mike Ostroski

- Request for a decision by the Board to:
 - Determine the length of time they would like recordings of their open meetings to remain on the Dell laptop. If needed, the TT can make recommendations to the Board regarding this request.
 - Determine whether or not Board 'working sessions' will be recorded.
- We invited a tech service provider to our last TT meeting to see if he could provide the services that we require. He provided us with useful information about the pros and cons of a wireless HDMI and reviewed our system (Denon receiver, Dell laptop, webcam device, internet connection, etc.) He does not provide any services related to connectivity - hooking up to the CH audio system, document management, streaming, etc. - so both parties concluded that we should continue our search for a provider.
- After a lengthy conversation about how the TT can best serve VOLC, we are now at the draft stage in the development of our mission statement.
- We chose a preliminary date for training the VOLC community on the use of Zoom - mid-February.

Operational Items

- TT will meet 10/26/23 with the Club House guest speaker on Health, Stress, and Aging to setup her equipment and to do a test run on her presentation.
- The electronic versions of the Board meeting minutes for the current year and for the past two years have been located and most have been transferred to the Dell laptop until a more permanent storage plan is implemented. A motion was made by Martyanne to keep the minutes and after meeting minutes in in the Dell for two months, Seconded by Chandrika and all in favor.

Welcoming Committee – Odette Haight

Request community members update her as to when a new homeowner moves in.

Finance – Ken White

Ken is out of town so Dorene Grant read his report regarding the Budget Voting Meeting," Unless 66% of the membership rejects the budget, the budget is ratified, whether or not a quorum is present."

ARC Appeals Process – Linda read the proposed new Re-Appeals Process for homeowners who have been declined their ARC Request. Motion made by Martyanne to accept new process as read, seconded by Ray Jenkins and all in favor.

Reminder of November 8th Budget Voting Meeting at 6PM at the Clubhouse

Respectfully Submitted,
Dorene Grant
HOA Secretary