



Barclay Farms Homeowners Civic Association

PO Box 204

Camden, DE 19934-0204 E-Mail bfhca@delaware.net

MINUTES – ANNUAL MEETING – SEPTEMBER 29, 2005

The meeting was held at the Kent County Office Building. It was called to order at 3:00 pm, followed by the Pledge of Allegiance. There were 76 members in attendance.

Executive Council Members in Attendance:

Richard Maly	Harvey Lowing	Lois Abendroth	Bob Lockwood
Tim Webster	Eileen Franco	Dave Fry	

Town of Camden Officials in Attendance:

Robert Mooney, Mayor
Tim Blawn, Housing Inspector

A motion was made, seconded and unanimously approved to accept the minutes of the August 18th Executive Council meeting.

Treasurer's Report

Total revenue collected to date	= \$2,028.00	
Expenditures to date	<u>- 674.16</u>	- 89.00 (Incorporation Fee)
		- 59.33 (Construction Committee)
		- 280.00 (DMHOA Dues)
		- 111.75 (Communication – Newsletter)
		- 44.60 (Membership Committee)
		- 51.48 (Postage/Mailing)
		- 38.00 USPS Service Fee
Net Revenue	\$1,353.84	

Bank Statement Reconciliation: Balance at 8/31/05 = \$1,335.84 + Deposit of \$18 = \$1,353.84

We currently have 188 paid members in the BFHCA.
All revenue collected to date is from BFHCA dues.

A motion to accept the Treasurer's report was made, seconded and unanimously approved.

New Business

Mayor Robert Mooney addressed the meeting regarding what the Town of Camden can and cannot do to help the residents of Barclay Farms with the various construction issues. Both the Mayor and Mr. Blawn spoke at this meeting to clear up the confusion that exists regarding the Town's inspection criteria for manufactured homes. The ordinance that now exists is fairly new, dating from March 2005, and unless a construction issue is addressed in the ordinance, the Town has no authority to interfere with the builder. The ordinance is also not retroactive. This means that any home built prior to the passing of the ordinance cannot be re-inspected.

Proposed By-Law Changes and Election Discussion

Article III, Paragraph 3.7: Quorum

Currently: A quorum of no less than two-thirds (2/3) of the members of the Executive Council must be present to vote on any issue before the Executive Council.

Proposed Amendment: A quorum of no less than a simple majority of the members of the Executive Council must be present to vote on any issue before the Executive Council.

Charlotte Tormey questioned how this proposed change relates to numbers of Executive Council members.

It was explained that this proposed change would allow five (5) members of the Executive Council to constitute a quorum, rather than six (6).



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Article IV: Officers and Directors

Currently: No member of the Executive Council may conduct official business of the BFHCA with anyone associated with Barclay Farms owners or management, elected officials or business representatives without being accompanied by two other members of the Executive Council.

Proposed Amendment: No member of the Executive Council may commit the Executive Council or the membership of the BFHCA on any matter that the Executive Council member may discuss with anyone associated with Barclay Farms owners or management, elected officials or business representatives without first presenting the issue in a discussion to the Executive Council or membership for a vote.

Joe Butcher suggested that this wording should be considered as an addendum to the existing By-Law. Jim Tormey stated that this change could present a problem with personalities if management singled out a weak member of the Council.

Richard Maly and Dave Fry explained the problems that have been encountered in just trying to set up a meeting with management when three (3) Executive Council members must be present at any discussion. If Diane Amoroso, or anyone else from management, approaches an Executive Council member to discuss anything pertaining to the BFHCA, the EC member must decline according to the current By-Law.

Nominations – Open to the Floor

This year's election is for two-year terms for Vice President, Treasurer and three (3) directors.

Vice President:

On Ballot: Laurie VanRooten

From the Floor: No further nominations

Treasurer:

On Ballot: Harvey Lowing

From the Floor: No further nominations

Directors:

On Ballot: Kenneth Fuchs, Harry Jenkins, and Mike Greenstreet

From the Floor: Tim Webster – nominated by Dave Fry and seconded by Bob Mills

Bob Mills made a motion to close the nominations. The motion was seconded and approved.

Bob Mills, Chairman of the Voting Authority, explained how the ballot should be marked and he asked that only dues-paying members of the association take a ballot.

The Voting Authority distributed ballots and the voting process began at 4:40 pm.

The Voting Authority collected ballots and the voting process was closed at 4:50 pm.

Open Discussion

The Deputy Attorney General has written a summarized version of Chapter 70 in order to make it more user-friendly. Comments and suggestions are being solicited before it becomes finalized.

The BFHCA has posted this document on our website and sent it to our e-mail list. All comments and suggestions should be sent via e-mail to BFHCA@delaware.net

Richard Maly advised that there are numerous problems with Chapter 70 and that the DMHOA is currently working on legislation to correct some of these problems. We, as manufactured home owners, may soon be asked for help in sending letters and e-mails to our state legislators.

Carm Libercci suggested that the Executive Council approach management regarding the building of the putting green.

Richard Maly advised that Chris White has been speaking to the Barclay Farms attorneys in Wilmington regarding the problems we have encountered with the use of the Clubhouse. Mr.



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White advises that we may be close to clearing up the matter. The attorneys are contacting the Michigan office for clarification.

Jerry Hoecker questioned if the organization that is planning a party at the Clubhouse, where all residents are not included, is required to present proof of insurance to management. Dave Fry spoke to this issue. Our problems with management and the insurance issue arose from our incorporation. Because we are a separate incorporated entity, management has no recourse to sue an individual if damage occurred at the Clubhouse during an Association function.

Dave Fry made a motion to allow any new resident joining the Association after October 1st to have their \$12 annual fee include the balance of 2005 and all of 2006. Bob Lockwood seconded the motion. Motion was approved.

Greg Harthausen, a new resident and not yet a member of BFHCA, spoke about his experience living in our community. He and his wife love living at Barclay Farms and they are enjoying their home and all of the residents they have met. However, he is very concerned and upset by the negative comments and experiences he has heard. He would like to see a more positive attitude in our community. Richard Maly thanked Mr. Harthausen for his comments and reiterated that the purpose of the BFHCA is one of advocacy. We were not organized to be an adversary to management, the Town of Camden or any organization with which we have dealings.

Richard Maly brought up the point that a lot of our homes are past the warranty period and if a problem arises, we have to hire an outside firm. Dave Fry made a motion that we put together a temporary committee to look into the viability of providing a list of reputable contractors that a resident can call for assistance. Jim Tormey seconded the motion. Motion was approved. Volunteers for this task are: Bernie Weber, Tom Hegarty, Greg Harthausen and Nancy Brown. Richard advised the committee that a progress report should be presented at the next Executive Council meeting, the date of which has not been set.

Dave Fry advised that Diane Amoroso has contacted the Camden-Wyoming Fire Dept. regarding CPR classes. They are willing to come to the Clubhouse to hold the class for a \$5 per person donation. Because of the low cost, the class will not include the book, which can be purchased for an additional \$10, or a CPR certificate.

Voting Results

In a verbal report, Bob Mills, Chairman of the Voting Authority, advised that 76 members cast ballots with the following results:

Vice President: Laurie VanRooten

Treasurer: Harvey Lowing

Directors: Kenneth Fuchs, Harry Jenkins and Tim Webster

The By-Law changes were passed overwhelmingly.

Richard Maly asked that the meeting recognize Tim Webster, retiring Vice President, and Dave Fry, Frank Flynn and Marge Dyer, retiring directors, for their hard work and dedication to the BFHCA.

A motion was made, seconded and approved to adjourn the meeting.

Respectfully submitted,

Eileen Franco
Secretary