

MINUTES – EXECUTIVE COUNCIL MEETING – JANUARY 26, 2006

The meeting was held at the Harvest Years Senior Center. It was called to order at 1:15 pm, followed by the Pledge of Allegiance. There were more than 60 residents in attendance.

Executive Council Members in Attendance:

Richard Maly	Eileen Franco	
Laurie vanRooten	Lois Abendroth	Bob Lockwood
Harvey Lowing	Ken Fuchs	Tim Webster

The President issued a thank you to the Harvest Years Senior Center for allowing the BFHCA the use of their dining room for our meeting.

Cheryl Moore, Executive Director of HYSC, welcomed us to their newly opened center. She spoke for a few minutes on the growth of the center since their move to Camden last November.

Prior to the vote on the minutes of the December 19th Executive Council meeting, resident Mike Greenstreet disagreed with the wording regarding his recommendations on the Town of Camden's Ordinance 63.

Tim Webster made a motion to accept the minutes of the December 19th Executive Council meeting as written. The motion was seconded and unanimously approved.

Treasurer's Report

2006 revenue collected to date	=	\$768.00
2006 revenue collected in 2005	=	<u>636.00</u>
Rec'd in 2005	=	132.00
Expenditures to date	=	-0-

Bank Statement Reconciliation at 12/31/05 = \$1,227.27 + Deposit of \$132.00 = \$1,359.27 adjusted balance

All revenue collected to date is from BFHCA dues.

The IRS has granted our application for non-profit status.

Bob Lockwood made a motion to accept the Treasurer's report. The motion was seconded and unanimously approved.

New Business

Membership Committee: Bill McNiece presented a written report to the committee. Bill spoke about the difficulties encountered by his committee members when visiting new residents. They have found at times that it can be a 'hard sell'. Bill asked that the EC and individual BFHCA members encourage their neighbors and new residents to get involved in the BFHCA.

The President thanked the membership committee for their work and advised that the EC will arrange to have a report regarding the BFHCA ready for the next General Membership meeting to be held in March. All residents were again encouraged to call any member of the EC or the Membership committee with questions regarding the BFHCA.

Service after Warranty Committee: Tom Hegarty reported that the committee has had numerous verbal responses and one (1) written response to their inquiries. For legal reasons, the committee is hesitant to compile a list without including all contractors.

The President advised that the list is not meant to be either an endorsement or a blackball of any contractor. The purpose of the list is that of a guide for residents who are beyond their one-year warranty period.

Construction Issues: The President again stated that these are contract issues between management and the homeowner - not the BFHCA. At the request of a resident, the BFHCA can assist in putting together a letter and suggesting an addressee, but not signing said letter. The purpose of the BFHCA is to assist the homeowner – not represent them.

Mike Greenstreet requested the status of his recommendations that were presented at the December 19th meeting. Why have they not been sent to the Town? His understanding was that the EC had approved his recommendations, not that there was to be a discussion of the wording of his recommendations. He suggested that the Town of Camden is not properly inspecting the homes as set forth in Ordinance #63.

Dave Fry spoke regarding the lack of communication between management and the homeowner. He has experienced the same problem. He noted that there appears to be a misrepresentation regarding what the BFHCA can and cannot do. We should be working together, within the system, to accomplish what can be accomplished.

Bill Taylor commented on what he feels is a lack of communication between the BFHCA, himself and Mike Greenstreet and management.

The President advised that the EC has looked at Mike Greenstreet's recommendations of December 7th and finds that the problem is where to take them to get resolution. Regarding inspections of manufactured homes, the State, this month, has passed Title 24, Chapter 44. This law allows for a minimum of two (2) and a maximum of five (5) inspections. No county or town can exceed the number of inspections allowed by this law.

Mike Greenstreet commented that he does not speak to warranty issues. He wants the Town of Camden to adopt better rules for inspections of manufactured homes. It is his opinion that the EC has not done their job regarding his recommendations.

Joe Maresca questioned what the BFHCA has accomplished in dealing with management regarding common areas of the community.

The President advised that management has not responded to our numerous attempts to meet and discuss issues.

The President again urged homeowners to write letters to management regarding any problems in their individual home. A multitude of letters regarding problems would get more attention than one letter regarding a multitude of problems. If the BFHCA is copied on these letters, we could, if warranted, seek advice from counsel regarding any obvious pattern of problems.

A resident objected to the President's use of the gavel during the meeting. She also commented that multiple letters would get more attention from management.

The President explained the history and the time frame in the passage of the Town's Ordinance #63.

Mike Greenstreet advised that he is holding an informational meeting from 9 am to 12 noon on February 20th in the gymnasium of the Murphy School in Dover. The school is located at the corner of Division Street (Route 8) and Kings Highway.

A discussion was held on how our homes are anchored and how and if management has changed this installation.

A resident suggested we look into contacting Kent County's Consumer Protection Bureau. The EC has spoken to the Consumer Protection Agency in the State Attorney General's office, but will look into what, if anything, the county offers.

Warren Emery questioned if the EC meets informally in workshop sessions and suggested that such sessions be held for the purpose of setting goals, both long and short range, for the association.

Dave Fry spoke of the need for residents to get involved in the BFHCA. If the BFHCA is to be pro-active, then the members of the BFHCA need to become pro-active.

Peter Franco spoke about the recent power outage and what residents can do about certain problems that may occur during such a situation:

- 1) Do you know that your garage door can be opened manually? He explained how this could be done.
- 2) If you have a gas range, the electronic ignition will not work during a power outage. However, the stove can be lit using a match.
- 3) The smoke detectors are hard-wired into the home's electrical system and have a battery back up. During an outage, these detectors will intermittently chirp for a period of time. This is normal.

He encouraged everyone to share this information with his or her neighbors.

Warren Emery advised the meeting that the Caesar Rodney School District is holding a 2nd school budget referendum on March 4th. He encouraged residents to contact the Superintendent's office with any questions they may have.

The President reminded residents to register to vote with the Town of Camden. This is a separate registration from the County/State. There will be an election in the Town in February.

Laurie vanRooten made a motion to adjourn the meeting at 2:50 pm. The motion was seconded and unanimously approved.

Respectfully submitted,

Eileen Franco
Secretary