

## MINUTES - GENERAL MEMBERSHIP MEETING – MARCH 16, 2006

The meeting was held at the Kent County Office Building. It was called to order at 2:05 pm, followed by the Pledge of Allegiance.

Executive Council Members in Attendance:

Richard Maly	Harvey Lowing	Harry Jenkins	Tim Webster
Laurie vanRooten	Ken Fuchs	Bob Lockwood	

Bob Lockwood made a motion to accept the minutes of the November 2, 2005 General Membership meeting. The motion was seconded and approved.

The President welcomed all residents in attendance and encouraged everyone to participate in both the meeting and the BFHCA. All Committees need help. He also encouraged all new residents to join the BFHCA.

### Announcements

This past year, the Delaware Legislature passed Title 24, Chapter 44. This bill requires compliance with HUD regulations as they are defined for the installation and inspection of manufactured homes. It also calls for the establishment of a Board to certify both the installation and inspection of manufactured homes. The Governor will be appointing this Board. It also requires two (2) additional representatives from the manufactured homeowner side of the industry. The Board will meet monthly and there will be a minor stipend of \$50/meeting plus any travel expensed incurred. Anyone interested in having their name submitted for one of these positions, please contact Richard Maly. He has the name and phone number of a Board member who will be able to answer any questions.

The Homeowners Association of Wild Meadows has organized several theater bus trips:  
May – Broadway Fever  
September – 42<sup>nd</sup> Street  
December – Beauty and the Beast  
Please see Richard Maly after the meeting if interested.

Harvest Years Senior Center is looking for volunteers for various duties. One program especially is their Shopper Assistant program requiring volunteers to help the homebound with their weekly shopping, banking and/or doctor's appointments. This program is run throughout the county. Please contact Cheryl Moore at Harvest Years if interested.

Sue Hoecker, Chairperson of the Communications Committee, was introduced to announce the winners of the Christmas Trivia contest and to award the prizes. A resident wishing to remain anonymous provided the contest and all prizes.

1<sup>st</sup> Prize – 3-way tie –Minted Proof Sets: Juanita McCleary, Barbara Reilly, Marion Thurlow

2<sup>nd</sup> Prize – Bicentennial Silver Dollar: Kay Keller

3<sup>rd</sup> Prize – Minted Kennedy Half Dollar: Norman and Coleen Patrick

Sue thanked our donor and all participants for this fun contest.

Sue also announced that the newsletter will be published every other month in 2006 rather than quarterly. It has been suggested that the newsletter be distributed throughout the community and not just to BFHCA members. A discussion was held on the pros and cons of this suggestion. A request was also made for volunteers to distribute the newsletter as well as for the phone tree. Sue thanked her committee for all of their hard work and again reminded everyone that the BFHCA is your association and it is your newsletter. The committee welcomes any input, ideas for articles and suggestions that anyone has regarding the newsletter.

Warren Emery spoke to commend and appreciate the Communication Committee.

### Treasurer's Report

Total 2006 Revenue = \$1,008.00  
Less 2006 revenue collected in 2005 = \$ 636.00  
2006 revenue collected in 2006 = \$ 372.00

Expenditures = \$ 35.39 (Welcome Packages)

Bank Statement Reconciliation @ 2/28/06 = \$1,491.27 + Deposit of \$108 = \$1,599.27  
Less \$35.39 = \$1,563.88 adjusted balance

We currently have 86 members paid for 2006.

Sue Hoecker made a motion to accept the Treasurer's report. The motion was seconded and approved.

### New Business

Spending Plan for 2006: One of the discussions is to buy insurance as a corporation. The advantage to this is that we would be able to use the Clubhouse and more people would, hopefully, attend our meetings. There would also be no time constraint for our meetings as we have at the County Office Building and at Harvest Years.

A discussion was held on the pros and cons of this issue and also opening the lines of communication with management. The President noted that of the 300+ manufactured home communities in DE, Barclay Farms is one of three that management has locked out of the communication channel.

The President asked for an informal show of hands on who would be willing to vote to spend most of our treasury on obtaining insurance. It appears to be 2/3 in favor. However, we need to continue to grow as an association in order to do this.

It was also suggested that rather than buying insurance, that all residents take responsibility for the use of the clubhouse – not just an individual household. Is everyone willing to take on such a responsibility? A discussion was held on this subject. It was further suggested that a survey be sent to all households in the community to get a more representative sampling – not just the residents who attend the meetings.

A further suggestion was made that our main concern should be to establish open communication with management. Why are they locking us out? Why aren't they willing to meet with us to establish such communication?

The President will again try to meet with management beginning with the Property Manager. If that doesn't work, he will attempt to work his way up the line.

### Service Contractors Committee:

Bernie Webber presented an oral report on this committee's activities. They are in the process of assembling a list of contractors who are reputable as well as licensed in the Town of Camden. They would also like to coordinate with the Membership Committee to make people aware of problems that have been experienced by other homeowners and to assist in writing warranty requests. Another suggestion is they would like to gather a list of volunteers willing to assist residents with shoveling snow or resetting irrigation systems, etc.

They would also like feedback from residents who have had a good experience dealing with any service contractors.

A brief discussion was held on this matter and the President reminded everyone that the Town licenses contractors and that it is in your best interests to make sure that any contractor you hire is licensed.

Mike Greenstreet suggested that because the community has grown since the By-Laws were written, now might be the time to think about changing the elected director positions from 'at large' to 'district representative'. It would be helpful for new residents especially to feel that they have a more personal representative on the Executive Council.

Dave Fry, a By-Law Committee member, stated that the directors were originally set up as 'at large' representatives because we were only dealing with Phases 1 and 2 and the district boundaries would be constantly changing as we acquired more residents. He agrees that this may be the way to proceed in the future, but that he has not seen too many residents jumping on the BFHCA bandwagon.

The President asked for a show of hands on (a) who would be willing to become a member of the Nomination Committee seeking candidates for the September elections and (b) any volunteers to run for district representative and serve on the Executive Council.

Warren Emery suggested that informal gatherings of residents might be the way to talk to your neighbors and discuss the BFHCA and any possible candidates.

The President requested Mike Greenstreet follow the necessary procedures for a change in the By-Laws in order to bring this item to the general membership prior to the September election meeting.

Mike Greenstreet's next discussion was the condition of the Clubhouse, the common areas and the walking path. He stated that the brochure that is given to prospective buyers shows a pristine community, but this is not the case. The sod was laid improperly along the walking path, water collects in certain areas, the Clubhouse has not been painted in years and there have been problems with leaks. The value of our property rests upon the community itself and the appearance of the common areas.

Bob Lockwood expressed a concern about the entrances to the walking path. Some are too steep for some of our residents and not properly graded.

The President again stated his concern about what happens when the last house is completed. Will our streets ever get paved? Will we ever see management again? He asked for suggestions on how to proceed.

Harry Jenkins suggested that the Town of Camden has blue prints of what the walking path should look like. Could the Town help us out on this issue?

Bernie Webber suggested a committee approach John Hunter and our property manager with out concerns regarding the walking path and the paving of the streets in Phases 1 and 2.

The President advised that at John Hunter's request, the Town of Camden provided assistance in marking out the problem areas that management should be concerned about prior to paving. These markings have since been worn away. In addition, all maintenance of the streets in our community is the responsibility of management – not the Town of Camden as a result of the agreement over the lack of sidewalks.

When we approach management to discuss the problems with the Clubhouse and common areas, the message must be clear that we are the voice of the residents of Barclay Farms. If anyone has made, or makes, a complaint to management, it would be to our advantage to be advised of these complaints in order to provide a comeback to management if necessary.

Dave Fry advised that John Hunter, representing Barclay Farms management, approached the Camden-Wyoming Sewer and Water Authority requesting permission to sink an 800' well for the purpose of irrigating the walking path and other common areas in the community. The request was denied because commercial entities are not allowed to sink wells in this district.

There was not further discussion or comments.

Dave Fry made a motion to adjourn the meeting. The motion was seconded and approved.

Respectfully submitted,

Eileen Franco  
Secretary