PARKERS RUN HOMEOWNERS MEETING
January 22, 2020

Meeting called to order @ 6:30pm Fire Hall

Board Members Present – Maria, Leo, Melinda, Sherrin, Ebonie, Rodney, Kirby

Updates

Paving – Rocky Gorge has stepped away from paving the roads in the development. Is in litigation with the Federal government and has officially went bankrupt. Has expressed sadness for not keeping his word. There's no money for paving the roads.

Some fault lies with the town of Cheswold, the present company was excluded because they were not in power and no bond was not required when the original development went in

Balance Sheet/Budget

Compared to the past years the Hoa has fund but not enough to pave the entire development

PROFIT /LOSS collected by HOA MONEY CURRENT ASSESSMENT AND PAST DUE ASSESSMENT $720 by 214 homes in the development

$154,000 would be the amount collected is if all 214 homes pay. Only $101,000 was collected.

Legal fee

for when homeowners are taken to court which we back when the debt is paid

25 demand letters have been distributed

Presently there is a 35%-40% delinquency rate

Out of 25 demands 15 complaints were filed

Some complaints are pending but with no court dates yet.

Some homes have liens on them. The next step is to have a levy filed, and then a sheriff sale

Several homeowners are on payment plans

Vacancy on the board

Mr. Kirby will be stepping down Tonight is his last meeting

Asking for any interested homeowns

Mr. Malone has interest in serving and addressed the meeting with his credentials

Maria asked for additional interested homeowners

Mr. Malone was the only one showing interest

Dave was voted in to serve on the board

Expenses

Having BC communities has saved us 50% on what were paying the previous management company

Net Income

Goal is put as much money in the reserves to finish paving

Lighting at front Entrance

Will contact the town of Cheswold to see the plot plan for when the front entrance to the development was put in. There is no electric on the left side

The lights that are present at low voltage lightning for landscaping appearance

Sprinkler system

Quotes will be obtained for repairing those systems

Street lights – Reached out to Delmarva power   Documents need to filled out update current light to LED lighting and save on electricity as well

2020 Budget

Propose budget option 1 – lower rate of the assessment

Based upon 214 homes at $623.00 a year, that would total $133,032 if all homes were to pay

Collect the arrears which is over $400,000

Proposed Budget option 2 – Keeping the fees at the same rate which would allow for $15,000 to the operating reserve and actually putting $20,000 in the road fund, as long as the fees are collected from 214 homes.

Hoping to have streets paved and give over the streets to the town of Cheswold. Will try to look for grant for helping to pave our roads

Kirby - Town of Cheswold will not accept the development is complete. Town council would have to vote. The development needs to be paved first.

In the deeds and covenants at least 75% of the community would have to agree

BC Communities do not e-file for homeowners fees or maintenance fees. Then board would have to take on that task.

Community Concern

More Lighting is needed –

Cars stolens, items stolen out of vehicles, house robbery

Asked Community -Is it worth our wild suing Rocky Gorge

Have to consult an attorney and see if there is any legal standing since it was based on a verbal agreement

Actively inquiring quotes for paving get some of the streets done. Potholes were fixed but are starting to breakdown again due to bus,trash traffic. Trying to get done as soon as possible.

25 deliquent homeowners randomly were chosen some that were high amount, some low amounts, and some in the middle to know the hoa is serious about collecting the fees owed.

Deliquent homeowners amounts can not be displayed for all to see it would be violating their privacy. Other hoas wanted to post in their clubhouse or through newsletter and the lawyer advised against it.

There are 7 liens