



## **Mendenhall Village Homeowner's Association Monthly Meeting Minutes**

Sept 11, 2024 - 6:45 pm

**Board Members present:** George J, Ben K, Lorraine L, Susan B

**Board Members absent:** Tom D, Catherine J, Chris K

**A2Z Representatives present:** Mark B, Joe H

**Neighbors present:** none

The meeting was called to order at 6:46 pm

### **Motions made and carried:**

1. Approval of the June 12, 2024 minutes as presented.
2. Approval of the Current Financial Report as presented
3. Motion made and carried to remove 3 dead pine trees on MV common ground located on Quail Hollow and Farmhouse Circle at a cost of \$4390
4. Motion made to cut pine tree branches, regrade, remove thicket, and install seed on MV area common area along Limestone Road at a cost of \$1995
5. A motion was made and carried to cut and grind out roots for the 2 nearly dead cherry trees located at Middleton and Village Drive in the MV common area.

The June 12, 2024 meeting minutes were reviewed and a motion was made and carried to approve them as presented.

The Current Financial Report was reviewed. A motion was made and carried to approve the report as presented.

### **The following old business topics were discussed:**

- a. A2Z is working on obtaining quotes for a possible new sign and stonework as you enter MV at Village and Middleton Roads.
- b. A2Z waiting for pricing from vendor to add a light for the entrance sign at Fox Run. This would require Delmarva Power to create a new electric feed.
- c. Mark continues to work on the ARC guideline document.
- d. A2Z will put together a townhome trashcan compliance letter to be sent to townhome owners. The letter would outline trashcan storage deed requirements and acceptable possible trashcan enclosures.
- e. Deldot has made no progress in replacing missing bricks in the crosswalk at the MV entrance on Limestone Road.
- f. Townhome owners are responsible for repairing their own mailbox stands unless they are on common MV ground. The board discussed the possibility that we may need to move to central "cluster mailbox" pedestals in the future
- g. MV bylaws require an annual financial audit. Chris will coordinate this.
- h. Sealcoating and striping of overflow townhome parking areas and the walking pathways throughout MV have been completed. A2Z will now review parking spaces that require repair work and put together a quote.

- i. Board member, Tom D, requested that we have DL&L do their annual seeding and core aeration a month earlier this year (September instead of October)

**The following new business topics were discussed:**

- a. The board discussed the need to remove 3 dead pine trees on MV common ground located on Quail Hollow and Farmhouse Circle at a cost of \$4390. Motion was made and carried
- b. A2Z recommended the need to cut pine tree branches, regrade, remove thicket, and seed on MV area common area along Limestone Road at a cost of \$1985. Motion was made and carried.
- c. A motion was made and carried to cut and grind out roots for the 2 dead cherry trees located at Middleton and Village Drive in the MV common area.

**Deferred**

- a. A2Z will continue to work with Deldot and Representative Mike Smith to obtain Delaware state CRF allocation monies in 2025 to replace our fence along Limestone Road. The fence provides noise abatement and privacy for Farmhouse & Fieldstone Circle. The new fence needs to include a gate for ground crew access and should be made of metal to avoid wind damage.
- b. Delaware Tree grants applications are due in March 2025. The Board needs to apply for the grant; A2Z cannot apply for us. We would need to provide a map of the area that requires new trees and a plan.
- c. The possibility of replacing picnic tables at the pond and playground was discussed. The county has said they will do this. The county also needs to fix the “bubblers” on the pond.

The meeting was adjourned at 8:00 pm. The next meeting will be Wednesday, November 13, 2024 at 6:45 pm at the A2Z office.

Respectfully submitted by the Secretary,

Susan Bogucki

Remaining 2024 Board meetings

Wed, 11/13/24 6:45 pm

2025 Board meetings

Wed, 1/08/25 6:45 pm

Wed, 3/12/25 6:45 pm

Wed, 4/09/25 6:45 pm (annual mtg prep)

Tues, 5/13/25 6:45 pm (annual meeting)

Wed, 6/11/25 6:45 pm

Wed, 9/10/25 6:45 pm

Wed, 11/12/25 6:45 pm