

BETHANY MEADOWS CONDOMINIUM ASSOCIATION  
EXECUTIVE COUNCIL MEETING

February 4, 2011

The meeting was held in the home of President, Phil Brannan, Hemlock Drive, Bethany Meadows. Phil called the meeting to order at 7:45 PM. In addition to Phil, Section 1, the following Council members were present: Mryna Mock, Section 2, Mark Wakins-Fischl, Phase 4, Denise Johnston, Phase 5, Margaret Voll, Phase 6. Ellen and Chuck Erbe of Blue Sky Management were also present.

Phil asked for a motion to approve the minutes of the last meeting, Jun4 4, 2010. Mark made a motion to approve the minutes. This was seconded by Margaret and approved by all.

## **FINANCES**

Chuck gave each member present copies of the monthly reports for review.

We are in good shape financially.

Operating Account Balance	\$53,736.53
Savings Account (Replacement/Reserve Acct.)	\$83,607.33

Chuck reported that 24% of the fees are not paid. Eight (8) accounts are in the hands of the attorney.

## **OLD BUSINESS**

### **Maintenance and Improvements**

The Part 1 portion of the new front steps project has been completed.

Replacement of the railing on the Phase 1 buildings has begun. Buildings A, B, C, and D have been completed. Money has been budgeted for the replacement on all of the condominium buildings this year. Chuck asked the Council for permission to take the money from the Reserve Account the complete this work now, and replace these funds when the fees for 2011 are paid.

Mark made a motion to withdraw the needed funds from the Reserve Account, if needed, to complete the railings now and replace these funds when the money is available from incoming 2011 fees. Seconded by Margaret. Unanimous

## **NEW BUSINESS**

### **Correspondence**

Council received the following letters/comments from community members:

Letter from Carol Darling – Phase 2 – requesting trees for front flower bed

This was discussed at length – Ellen will investigate pricing

Comments from R. Schuman, Phase 2-33, as received by Phase 2 Council member

This community member expressed his concerns regarding the poor quality of work done by the

snow removal company. He would like the snow removal budget increased to hire a “quality” company. He did not understand that the walkways and steps are not included in the snow removal. He felt it was a “dirty little secret” that the governing documents do not include them in the snow removal. He stated he called Blue Sky and was not pleased with the results.

Mr. Schuman’s comments were discussed. The documents governing the Community were written in 1982. At that time there had never been any appreciable snow in this area. The community was built as part of a resort area and the homes were not expected to be occupied in the winter.

## **Trash**

Ellen explained that with the three (3) new state laws/regulations our trash expenses are expected to increase. The “bottle” law was passed. This states that bottles can no longer be returned to the stores for a “deposit” refund. Individuals that previously returned their bottles will now need to put them in the trash/recycle. The state of Delaware will no longer provide for recycling. They are closing all recycle centers. The trash haulers will now be responsible for all recyclable trash. This means that they must provide their customers with a recycle pick up. Moor is the hauler for Bethany Meadows. He will provide for “Single-Stream” Recycling. He will meet with us and discuss the best way to handle this for the condos. All of this must be in place by March 31<sup>st</sup>. The state will no longer permit any yard waste in the landfill. Trash haulers will need to provide for a place to dump this type of trash and provide their customers with a means to get rid of this waste.

Phil asked if anyone had any questions/comments. There were none.

With no further business to discuss, Phil asked for a motion to adjourn.

Denise made a motion to adjourn. Seconded by Mark. Unanimous

Meeting adjourned at 8:20 PM

Respectfully submitted,

Ellen Erbe  
Blue Sky Management