Clear Creek Maintenance Association (CCMA)
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Clear Creek Maintenance Association
Annual Meeting Minutes
Date: Monday, October 6, 2025
Time: 7:00 PM
Location: Delaware State Police Troop 2 Meeting Room, 1 Stephen J. Ballar Way

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1. Call to Order

The meeting was called to order at 7:00 PM by **Joe Farrell**, President of the Board.

2. Introduction of Board Members

Joe Farrell introduced the current members of the Board of Directors. Each member provided a brief introduction of themselves and their role within the Association.

3. Approval of Previous Minutes

Joe Farrell noted that meeting minutes from the last annual meeting were reviewed, approved, and uploaded to the Association's website.
A motion to approve the 2024 Annual Meeting Minutes was made and seconded. **Motion passed unanimously.**

4. Board Member Election

Joe Farrell opened the floor to attendees to inquire if anyone was interested in running for a position on the Board of Directors. No new nominations were received.
A motion was made to retain the current Board of Directors for another term. **Motion passed unanimously.**

5. Administrative Updates and Accomplishments

Each Board member provided updates and highlights of the Association's activities over the past year:

- **Viet Nguyen** reported that through the implementation of delinquency letters, the number of unpaid accounts had been successfully reduced from 50 to 11.
- **Joe Farrell** discussed recent and upcoming **road improvements** conducted by the county.
- **Edilene Janotti** confirmed that the Association is **current with franchise taxes** and all required administrative filings, ensuring continued compliance and good standing.

- **Dana White** provided updates on Architecture Reviews that occurred and outlined key items seen within the inquiries through the year.
- **Sailaja Polu** discussed tree overgrown issue and community improvements.

6. Financial Review and 2026 Budget

Prior to the meeting, members received materials that included the **2025 expenditure summary** and **proposed 2026 budget**.
EJ presented the 2026 budget, noting a potential increase in expenditures reflective of anticipated costs.
Planned 2026 community improvements were outlined, with approximately **$17,000 allocated** for **wetland maintenance and front entrance enhancements**. Updates regarding these projects will be shared with residents in an upcoming newsletter once final decisions are made.

A motion was made to approved the 2026 Budget. **Motion passed unanimously.**

7. Open Forum Discussion

The floor was opened to all attendees for questions and comments. The following key items were discussed:

1. Riva Ridge area clean up.
2. Basketball facing on the road.
3. Riva Ridge road sewage issue.
4. Fences Overgrown trees.
5. Renting issue for 119 Clear Creek.
6. Speed bump on Clear Creek Road.
7. Speeding issue.
8. Dirk Bike Noise Complaint.
9. Work Truck parked.
10. Another sign proposal on the other side.

8. Adjournment

With no further business, the meeting was adjourned at **8 PM.**