Clear Creek Maintenance Association (CCMA)
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2026 ANNUAL MEETING MINUTES

Clear Creek Maintenance Association

Date:	Monday, October 5, 2026
Time:	7:00 PM
Location:	Delaware State Police Troop 2, Bear, Delaware
Present:	Board members Viet Nguyen, Edilene Janotti, and Dana White
Excused:	Board members Joe Farrell and Shailaja Polu

1. Call to Order

The Annual Meeting of the Clear Creek Maintenance Association was called to order at **7:00 PM**.

The following members of the Board of Directors were present and introduced themselves: **Viet Nguyen**, **Edilene Janotti**, and **Dana White**. Board members **Joe Farrell** and **Shailaja Polu** were unable to attend and were excused from the meeting.

2. Annual Review and Community Discussion

The Board provided an overview of Association activities and matters that occurred during the past year. Topics included:

- Welcoming new residents to the Clear Creek community
- Review of resident concerns and complaints received during the year
- Communications sent to residents
- Status of annual dues collections and delinquent accounts
- Snow removal services and reimbursement matters
- General maintenance and community matters
- Opportunity for residents to raise questions and concerns

The following matters were raised and discussed by residents:

A. Road Paving

A resident requested an update on whether the remaining streets within the community are expected to be paved.

The Board advised that it has been communicating with the appropriate representative regarding the status of the unpaved roads and will continue seeking information on whether additional paving work is anticipated during the coming year.

B. Snow Removal Communications

A resident requested improved communication during significant snowstorms, particularly regarding the anticipated timing and status of snow removal services.

The Board discussed using the Association's **website and Facebook page** to provide residents with snow removal updates, and will work toward implementing improved communications for the upcoming winter season.

C. Drainage Ditch – Brennan Boulevard / Denny Road Area

A resident asked who is responsible for maintaining and cleaning the drainage ditch running from the Brennan Boulevard area toward Denny Road, specifically near **103 and 105 Clear Creek Drive**.

The Board will review the area and determine whether maintenance is the responsibility of the Association, the individual property owners, or another party, and will communicate its findings after further review.

D. Overgrown Vegetation – Denny Road / Decidedly Lane Area

A resident reported overgrown trees and vegetation in the open area near Denny Road and Decidedly Lane.

The Board will inspect the area and, if Association maintenance is required, contact **Papiro** regarding trimming and cutting back the overgrown vegetation.

E. Potential Rental Property

A resident raised a concern that a property within the community may be used as a rental property or for individual room rentals.

The resident requested that the Board review the matter for compliance with the Association's Deed Restrictions. The Board will review the applicable Deed Restrictions and available information before determining whether any communication with the property owner or further action is appropriate.

F. No Soliciting Signs

A resident requested that the Association consider installing **"No Soliciting"** signs at the community entrance and/or other appropriate locations to discourage solicitation within the neighborhood.

The Board will review the request and evaluate appropriate locations and requirements for signage.

3. Board of Directors

Following the community discussion, the Board asked whether any Association members were interested in serving on the Board of Directors for the upcoming year. No additional members expressed interest in joining the Board.

A motion was made to continue with the **current Board of Directors for the upcoming year**.

> **Motion: Passed.**

4. 2027 Annual Association Dues

The Board reviewed the Association's budget, operating expenses, and anticipated costs for the upcoming year.

A motion was made to maintain the annual Association dues at **$150 per household for 2027**.

> **Motion: Passed.**

5. Deed Restrictions and Exterior Property Changes

The Board reminded residents of the Association's Deed Restrictions and the requirements relating to exterior changes to properties within the community.

Residents planning exterior improvements or modifications that may be subject to the Deed Restrictions should **submit the proposed changes to the Board by email (info@clearcreekma.com) for review before beginning the work**. This process helps ensure that proposed exterior changes remain consistent with the community's Deed Restrictions and guidelines.

6. Adjournment

With no additional matters raised for discussion, the Annual Meeting of the Clear Creek Maintenance Association was adjourned.

Respectfully submitted,

Board of Directors
Clear Creek Maintenance Association