



# Deep Branch Woods Homeowners Association, Inc.

## DEEP BRANCH WOODS HOA BOARD MEETING

25362 Branch Lane, Milton, DE 19968

April 1, 2026 5:35 p.m. - 6:15 p.m.

### I. CALL TO ORDER

Board President, Mike Arena, called the meeting to order at 5:35 p.m.

Members in attendance: Mike Arena, Leah Jones, Dan Klopp, Alex Mclean, Kelly Roberts and Joe Smith

### II. Board President Opening

In January 2025, Mike Arena agreed to serve as Board President for one year, and is stepping down from that position at this time. The community will elect a new president at our next community meeting, and the board is seeking volunteers.

### III. Broker Post

This year, Broker Post refused to trim back the areas around the pond drain pipe and overflow/runoff areas as they have done in years past. Thank you to Mike Arena and Joe Smith for the work they did to trim back the vegetation from those areas. Several members of the community have also complained about Broker Post's service quality (or lack thereof).

Last year, in an effort to keep expenses as low as possible, the community agreed to lock in pricing with Broker Post for maintenance of the common areas through the end of 2027. Numerous issues with Broker Post's service have since arisen, and the Board feels that it is worth investigating alternatives to their service for 2028 and beyond, even if that requires splitting providers of lawn care and snow plowing. The board is looking into this, and welcomes community feedback and suggestions at the upcoming meeting.

### IV. Annual Yard Sale

Nancy Stec has once again graciously offered to spearhead the annual community yard sale sometime in May or June. Use your spring cleaning as an opportunity to identify anything you may want to give a new home, and be on the lookout for future updates, likely including a survey to determine which specific dates will work best for the majority of homes.

### V. Community Meeting

Our next community meeting will be April 25, 2026 at 10:30 a.m. – 1:00 p.m. in the Green Room at the Milton Library. We will have ample time to discuss any questions, concerns, or good news anyone would like to share then, so please bring any issues to the meeting for discussion by all constituents.

The video feed we provided during our September 9, 2025 community meeting was a success. We will provide a video link via email to everyone prior to the April 25th meeting for those unable to attend in person.

[Milton Public Library](#)

121 Union St

Milton, DE 19968

(302) 855-1975



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## VI. Migration of Google Drive to Google Workspace

During the June 4, 2025 board meeting, a decision was made to investigate transitioning our community meetings from Google Drive to Google Workspace. Kelly Roberts investigated this transition and determined that our existing framework on Google Drive can provide the same services that Google Workspace provides, without the additional expense. Moving to Google Workspace would cause more issues than it would solve and create an additional unnecessary line item to our budget. For these reasons, the board has elected to keep our existing Google Drive and email as is, rather than move to a Workspace subscription that would add additional expense to our budget.

## VII. HOA Dues

HOA dues were unchanged from FY2025, and invoices were sent out on February, 25, 2026. Please reach out to [dbwboard@gmail.com](mailto:dbwboard@gmail.com) if you did not receive your invoice.

## VIII. Miscellaneous

The board reviewed prior issues raised and triaged outstanding items. Dan will provide a report on the current financials during the community meeting.

## IX. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

**BOARD CERTIFICATION & APPROVAL OF MINUTES:** This is to certify that the Deep Branch Woods Homeowners Association, Inc. is a Delaware Non-Profit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith, and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants, and restrictions in discharging its obligations; and hereby approves the authenticity of actions reported in the above minutes of this meeting.

SO APPROVED

Kelly Roberts, Secretary

Deep Branch Woods Homeowners Association, Inc.

April 2, 2026