

September 21, 2010
Board of Directors Meeting

In attendance: Mary Pat Bozel, Mike Antoniak, Corey Bradley, Vince Burke, Andrea Ranaghan, Tad McGalliard, Mike Husselbee, Jill Rodenburg, Bill Curry, Margie Kerr-Grube

Meeting called to order 7:35p.

Presentation by Eagle Scout candidate, Craig Carassanesi requesting \$500 for house number painting project (towards Eagle Scout achievement). Sherman Williams paint will be used. Service will be available to residents at no charge and would take place this spring. Mike Husselbee agreed to be liason, Craig will return with details at next meeting. Approved by Board Members.

Meeting minutes from July meeting were approved.

Board of Director officers were informed to speak with Gail Mengele re: signature cards at Bank of America. Mark will follow up.

Social Committee co-chair Jill Rodenburg spoke about upcoming events including: Oktoberfest (Friday, 10/22, 7pm) which will be a BYOB, Pot Luck event at the Common Area, Fall Festival (10/30 2pm) which will include art and crafts for the children, food provided by Capri Pizza (The Misuracas). Volunteers are needed. There will also be a few tables set up, where some residents will be selling their homemade crafts.

Corey will speak with Lisa Smith re: vending machine sales. Several umbrellas were destroyed during last pool season (birds, winds, etc) and will have to be replaced. Corey will also include a Cash Flow Statement and/or revenues by committees on future budget updates.

Mike Husselbee reported great progress with tree removal and tree trimming at the Common Area. The area will be remulched, decaying railroad ties will be removed/replaced and area around the berm will be also be landscaped to prevent further erosion. Mike reports that costs are within the budget and no further monies will be needed. The sidewalk on Retford (near the Pond) also needs repair/replacement - Mike H. will follow up with the county. Signs will be added to the Common Area stipulating "No Smoking" and "Private Property for Chartridge Residents Only" on the Westholme side.

Chatter was distributed mid-September.

There are no changes in Reserve Funds.

Margie Kerr-Grube will be added to Rules/Bylaw Committee.

Covenants and Bylaws update is in progress.

A 6 1/2 foot fence was erected on Retford property. This height does not comply with the 6 foot Chartridge ordinance. Owners will be asked to sign a letter of intent stating that when the fence is replaced in the future, it will be built within specified height guidelines. Letter will be sent certified, Mike A. will follow up.

2 commercial vehicles have been removed from the neighborhood.

Baby Pool update: Mary Pat to meet with Anchor. Pool will be 18'x30', additional decking will also be incorporated into design. There will be no special assessment or increase in dues to cover costs.

Anne Arundel County will be resuming sidewalk repair in upcoming months.

Mike A. will follow up with owners on Charington Ct. re: basement rental and compliance with zoning.

Mike A. will continue to follow up on assessments due. One house is in arrears - 5th notification was made. Motion to follow procedure to demand payment was approved.

Next Meeting will be held on Tuesday, October 19, 2010 at Oak Hill E.S.
Meeting closed 8:55pm.