

November 16, 2011  
Chartridge Board of Directors Meeting

In attendance: Beth Acton, Mike Antoniak, Corey Bradley, Victor Coward, Margie Grube, Andrea Ranaghan, Mary Pat Bozel, Vince Burke

Meeting called to order 7:45p.

Social Committee (Jill Rodenburg/Andrea Ranaghan): (See attached report)

Website Committee (Vince Burke): forms and downloads have been added to site

Covenants/Bylaws Committee (Mike Antoniak) will follow up on Gainsborough property – driveway clean up and possible county zoning enforcement

Reserve Committee/Wading Pool: (See attached report)

Margie will take point on requests for HOA packets and assessment statuses for home sales with Jean Gizzi.

#### Common Area Committee

- Sinkholes between properties on Retford Drive could potentially be a county issue, depending on cause of sinkholes.
  - Margie will call county for assessment
- Erosion around drainpipe
  - If it is found to be Chartridge's responsibility, Common Area Committee has \$2,200 for drainpipe repair. Additional funds will be used from Reserve, rather than Common Area budget.
- Eagle Scout Service Projects:
  - Replace ties and mulch at playground – Tawes
  - Replanting trees near pool house to prevent erosion – Hensley

Mary Pat Bozel offered to look into issues with sign light at Retford entrance.

Andrea will speak with "announcement committee" re: larger signs at entrance/exits.

Mike/Corey will add Mary Pat Bozel to DropBox.

Meeting adjourned 9:02pm.

# Replacement Reserve Repairs (Projected and Actual)

UPDATED November 2011

Page 1 of 2

## REPLACED 2006/2007

	ACTUAL COST	YEAR/CHECK/DATE
P-Pool Structure	\$ 1,491.00	7/0#3231
GH-Announcement System	\$ 181.60	06/07 #3201
PD-Pond Benches	\$ -	volunteer did
PHI-Plumbing -Shower Head	\$ 909.00	9/13/06 3255
PHX-Gutters and Downspouts	\$ 1,100.00	7/06 #3231
PHX-Gutters and Downspouts	\$ 300.00	STILL NEED TO DO
PHX-Roof-Asphalt Shingle	\$ 5,200.00	7/06 #3231/34
P-Pool Wading Waterline Tiles	\$ 1,950.00	12/9 #3290
P-Pool Wading Coping	\$ 3,000.00	12/9 #3290
P-Caulk Wading	\$ 300.00	12/9 #3290
P-Caulk Main	\$ 250.00	12/9 #3290
TL-Trash Receptacles	\$ 310.68	12/9 #3285
S-Softball Trash Receptacle	\$ 310.68	12/9 #3285
PM-Trash Receptacles	\$ 621.36	12/9 #3285
<b>PHX-Siding</b>	\$ 4,000.00	7/06 #3231/34
<b>PHX-Siding</b>	\$ 1,500.94	7/15 #3221/3232
P-Pool Guard Stand	\$ 1,517.00	06/07#3185
P-Pool Guard Umbrella	\$ 140.00	2006/2007
P-Pool Tables	\$ 2,600.00	2006/2007
P-Pool Umbrellas	\$ 760.55	06/07 #3209
S-Softball Bench	\$ -	volunteer did
TL-Drainage	\$ 2,590.00	8/20 #3247/3284
TL-Surface	\$ 1,070.00	06/07 #3189
V-Volleyball Bench	\$ -	2006/2007
CE-Park Entrance POST and chain	\$ -	volunteer did
<b>TOTAL</b>	<b>\$ 30,102.81</b>	

## REPLACED 2005/2006

	ACTUAL COST	YEAR/CHECK/DATE
BC-Asphalt Overlay	\$ 2,975.00	2005/2006
BC-Bench	\$ -	volunteer did
BC-Striping		part of overlay cost
PAF-Asphalt Paving-Seal Coat	\$ 3,156.00	2005/2006
PM-Steel Bike Rack	\$ 385.46	2005/2006
PM-Wood Bridge	\$ 800.00	labor by volunteer
Pool-Concrete Deck	\$ 29,702.62	2005/2006
P-Pool Grills	\$ 1,033.00	2005/2006
P-Pool Guard Stand	\$ 1,360.00	2005/2006
<b>TOTAL</b>	<b>\$ 39,412.08</b>	

## REPLACEMENT REPAIRS 2007/2008

	cost	
CE-Park Entrance Sign	\$4,046.00	7-Dec
PM-Wood Steps	\$3,757.00	lagship Income March 2008
P-Pool Chairs	\$875.94	Jul-07
P-Pool Lawn Chairs	\$1,100.00	Jul-07
GH- Refridgerator	\$353.00	Jul-07
V-Volleyball Surface	\$600.00	Jun-07
P-Garage Door	\$765.00	Mar-08
Entrance gate to pool house	\$2,750.00	Jul-07
PICNIC TABLES	\$3,338.66	8-Jan
less handicap table(not reserve item)	-\$675.10	8-Jan
P-Pool Coping/waterline tiles	\$23,000.00	1-Nov
P-Caulk Main perimter	\$1,920.00	Nov-07
<i>P-discount signed August 2006</i>	<i>-\$2,300.00</i>	
Less Flagship	-\$3,757.00	
<b>TOTAL EXPEDITURES</b>	<b>\$35,773.50</b>	

## PROJECTED/REPLACED REPLACEMENT REPAIRS 2008/2009

	ESTIMATED COSTS	
P-Pool Perimter Fence (partial) (handicap area)	\$4,330.00	8-Jun
P- perimter fence baby pool	\$3,920.00	May-09
P-Pool perimter fence parking lot	\$5,434.00	May-09
P-Pool Umbrellas (4)/stands(2)	\$1,075.19	6-May-08
<b>ESTIMATED TOTAL EXPEDITURES</b>	<b>\$14,759.19</b>	

## PROJECTED REPLACEMENT REPAIRS 2009/2010

	ACTUAL COST	
<b>P-Pool Perimeter fence (partial) lattice</b>	<b>\$ 4,283.00</b>	9-May
V-sand (200 in labor)	\$827.20	7/21/2009
P-aerotor replacement fountain	\$1,482.27	3/25/2010
P-repair baby pool leak	\$1,500.00	4/30/2010
PLAY-MULCH	123.71	7/31/2009
P-pool repair fence and ballards	\$ 1,863.00	11/30/2010
Pond- Aerotor- Fountain	\$ 1,482.27	3/25/2010
P-Pool Chairs-loungers	\$1,867.10	9-May
15 chairs 5 loungers 89.10 tax 293 ship		
<b>ESTIMATED TOTAL EXPEDITURES</b>	<b>\$13,428.55</b>	

# Replacement Reserve Funds

PROJECTED REPLACEMENT REPAIRS 2010/2011		
ESTIMATED COSTS		
P-Pool Whitecoat/expansion joint/tile/racing	\$38,950.00	May-10
<b>P-Baby pool Sinking****</b>	<b>\$30,000.00</b>	
Mailbox	\$162.88	May-11
P-Umbrellas (yellow)	\$940.00	Jul-11
P-Umbrellas (yellow)	\$342.00	11-Jul
P-Water Fountain	\$544.60	11-Nov
P-Pool Perimeter Fence (1 side)	\$9,696.00	May-10
<b>P-Pool Perimeter Fence (1 side)(Final!!)</b>	<b>\$6,970.00</b>	
	<b>\$87,605.48</b>	

PROJECTED REPLACEMENT REPAIRS 2011/2012		
P-Baby pool sinking	\$10,000.00	
Misc not projected	\$3,200.00	
<b>V-Volleyball Surface</b>	<b>\$800.00</b>	
<b>TL-Surface</b>	<b>\$ 1,000.00</b>	
	<b>\$15,000.00</b>	

OPENING BALANCE	\$ 23,544.81	
2007/2008 Budget Contribution	\$ 27,000.00	\$20,000 from overflow
Balance beginning 2007/08	\$ 50,544.81	
Expenditures 2007/08	\$ (35,773.50)	
Ending Balance 2007/08	\$ 14,771.31	
Budget Contribution 2008/09	\$ 15,000.00	
OVERFLOW CONTRIBUTION 2008/09	\$ 15,000.00	
Beginning Balance 2008/09	\$ 44,771.31	
Expenditures 2008/09	\$ (14,759.19)	
Projected Ending Balance 2008/09	\$ 30,012.12	
Budget Contribution 2009/10	\$ 25,000.00	
OVERFLOW CONTRIBUTION 2009/10	\$ 10,000.00	51583.57
Beginning Balance 2009/10	\$ 65,012.12	
Expenditures 2009/10	\$ (13,428.55)	
Ending Balance 2009/10	\$ 51,583.57	
Budget Contribution 2010/11	\$ 15,000.00	
OVERFLOW CONTRIBUTION 2009/10	\$ 15,000.00	
Interest contribution 2008-10	\$ 1,300.00	
Transfer to Reserve from Assessment 2010/2011	\$ 13,000.00	
Beginning Balance 2010/11	\$ 95,883.57	
Projected Expenditures 2010/11	\$ (87,605.48)	
Projected Ending Balance 2010/11	\$ 8,278.09	
Projected Budget Contribution 2011/12	\$20,000.00	
Projected Beginning Balance 2011/12	\$ 28,278.09	
Projected Expenditures 2011/12	(\$15,000.00)	
Projected Ending Balance 2011/12	\$13,278.09	
Projected Budget Contribution 2012/13	\$25,000.00	
Projected Beginning Balance 2012/13	\$38,278.09	

WADING POOL COST RUN DOWN

Nov-11

ITEM	Costs	Total Cost	Deposits Paid	Owed from Operating	Owed from Reserve	Money Set Aside	
A	Mid Atlantic Deck	\$ 17,136.00	\$ 5,712.00	\$ 11,424.00		\$ 14,000.00	2010/2011 Budget
B	Mid Atlantic Fence	\$ 6,970.00	\$ -	\$ -	\$ 6,970.00	\$ 6,970.00	2010/11 Reserve Budget
C	Mid Atlantic Wood Retaining Wall** 5318	\$ -	\$ -	\$ -			
D	Mid Atlantic Keystone Retaining Wall playground side)	\$ 9,084.00	\$ 2,659.00	\$ 6,425.00			
E	Mid Atlantic Keystone Retaining Wall (volleyball side)	\$ 9,820.00		\$ 9,820.00			
	Mid Atlantic Stabalizing area under wading pool						
F	Mid Atlantic Debris Clean up Mid Atlantic or Ancho	\$ 1,400.00	\$ -	\$ 1,400.00			
G	Chad Lechert Beginning Electric	\$ 250.00	\$ 250.00	\$ -			
H	Chad Lechert Final Electric (ESTIMATE)	\$ 2,000.00		\$ 2,000.00			
I	Permits	\$ 850.00	\$ 850.00	\$ -			
				\$ -			
F	Anchor Wading Pool	\$ 65,000.00	\$ -	\$ 35,000.00	\$ 30,000.00	\$ 25,000.00	7/29/10 Voted uncommitted funds towards project
	Wading Pool					\$ 15,000.00	2010/11 Budget
	Wading Pool			\$ -		\$ 30,000.00	2010/11 Reserve Budget
G	Wading Pool additional costs	\$ 9,086.72	\$ -	\$ 9,086.72			
	<b>TOTALS</b>	<b>\$ 121,596.72</b>	<b>\$ 9,471.00</b>	<b>\$ 66,069.00</b>	<b>\$ 36,970.00</b>	<b>\$ 90,970.00</b>	

\*\*\* Wood retaining wall, waiting for cost on concrete retaining wall to replace

Unforseen costs	Concrete retaining wall, stablization, shade,new concrete	\$ 25,000.00	\$10000 can come out of Reserve 2011/12 \$5,000 from Pool unallocated funds 2010/11 \$10,000 savings and contingency 2011/12 or line item in 2011/12 budget
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BALANCE IN BANK \$ 145,919.00 STILL SHORT COLLECTION OF 5455.18 IN ASSESSMENTS 2011/12 AND 1437.74 2010/11

**WADING POOL EXPENSES (STILL OWE \$89253.00-)**

LESS OWED ITEM A	\$ (11,424.00)	
LESS OWED ITEM B	\$ (6,970.00)	Reserve
LESS OWED ITEM C	\$ -	
LESS OWED ITEM F	\$ (1,400.00)	
LESS OWED ITEM H	\$ (2,000.00)	
LESS OWED ITEM F	\$ (35,000.00)	
LESS OWED ITEM F (Reserve)	\$ (30,000.00)	Reserve

Total Remaining after Wading Pool Committed Funds	\$ 59,125.00
Less remaining committed to Reserve	\$ (8,278.00)
Less what is needed to pay community bills	\$ (19,898.00)
less what is earmarked for Savings/contingency	\$ (18,160.52)
less what is needed for Anchor pool deposit	\$ (4,800.00)

\$ 7,988.48 \*\*\*\*\* THIS NUMBER IS ABOUT THE AMOUNT THAT POOL COMMITTEE RAISED UNALLOCATED WOULD LIKE TO USE THAT MONEY FOR WADING POOL NOTE THAT 8,278 WILL BE IN BANK COMMITTED TO RESERVE AND 18,160.52 SAVINGS AND CONTINGENCY

I AM ANTIPATING AN INCREASE IN THE COST OF THE CONSTRUCTION FOR THE ADDITIONAL RETAINING WALL NEEDED NEAR VOLLEYBALL, WILL BE DONE IN CONCRETE, WITH THAT ADDITION GETTING COST FOR CONCRETE WALL NEAR PLAYGROUND IN STEAD OF WOOD ADDITIONAL COST WILL BE FOR STABALIZING AREA UNDER POOL ADDITIONAL COST FOR REPAIR OF CONCRETE WHILE IT IS TAKEN UP.

- 1 PROJECTING \$10000 FROM 2011/12 RESERVE BUDGET TO GO TOWARDS WADING POOL
- 2 PROJECTING \$20000 CONTRIBUTION IN 2011/12 COMMUNITY BUDGET TOWARDS RESERVE
- 3 PROJECTING NEEDS OF ABOUT \$15000 OVER AND ABOVE WHAT HAS BEEN BUDGETED TO BE NEEDED FOR PROJECT