

Board of Directors Meeting

June 20, 2012

In attendance: Beth Acton, Corey Bradley, Victor Coward, Nancy Davis, Ellen Evans, Margie Kerr, Andrea Ranaghan

Meeting called to order 7:35pm.

Meeting minutes from May 16, 2012 meeting approved

Architectural Committee:

- Fences – Board agrees that if one resident installs a new fence, the onus of payment is not a shared one.
- Pest problems (vermin, mosquitos, etc...) due to excess debris in backyards can be reported to the County

Pool Committee

- Lifeguards are trained on computer check in and system is working well
- Scott Carey has built a bench over curb under smallest pavilion near wading pool
- Alarm system needs updating – (see Mike Antoniak)

Swim Team Committee:

- Practices set to begin the Monday after school ends
- Sign-ups are in progress
- Kevin will be offering Swim Team Preparedness Lessons
- \$600 approved for new Lane Line Roller will be taken from Savings and Contingency

Social Committee:

- 4th of July Pool Party scheduled for Saturday July 7th. This is due to the holiday falling on a Wednesday.

Treasurer's Update:

- Triennial audit
 - Will check with Jim Anderson (accountant)
 - Inquire of Directors/Officer's Insurance re: hold harmless bylaws (sec 13)
- Possible addition of resident/customer edit to Quickbooks to incorporate pool passes, party tickets, etc...
- Assessments:
 - 32 remain unpaid
 - 4 homes have requested payment plans
 - Certified letters informing of non-payment will be sent out 7/6.

Change in Law – Pitbulls

On April 26, 2012, *Tracy v. Solesky*, et al. CA No. 53 Sept. Term 2011, Maryland's highest court ruled that pit bulls and pit bull cross-breeds are inherently dangerous because of their aggressive and vicious nature and the breed's capability to inflict serious and sometimes fatal injuries. The *Solesky* case does not prohibit people from owning pit bulls; it simply established liability to any harboring party and to any third party (e.g. landlord and/or Home Owners Association) that knows or should know of the harboring of pit bulls and if that third party has the right to control the presence, or the right or opportunity to prohibit such dogs on the premises.

The Board of Directors received notification from legal counsel dated May 19, 2012, which recommended that Chartridge adopt rules and policies which would limit our legal liability in the event that a resident owns a pit bull or pit bull cross-breed.

Effective immediately, pit bulls and pit-bull cross breeds will be prohibited from all common areas. We are not saying residents cannot own this specific breed, we are simply asking that owners not bring the dog to the common areas of the community. Signs will be posted in and around the common area alerting residents to this change in law in the near future.

In laymen's terms, all that needs to occur is for a pit bull or pit bull cross-breed to injury someone and Chartridge Association Inc. would be held liable because we had the opportunity to prohibit a breed which the State ruled as inherently dangerous.

Meeting adjourned at 8:46 pm