

# Chartridge HOA Meeting

## Chartridge Pool

May 12, 2014

The meeting was called to order by Heide Burke at 7:36pm

### **Record of Attendance and Introductions**

- The following people attended the meeting: Heide Burke, Ellen Evans, Bethany Kerley, John Mennell, Ben Roberts, Stacy Smith, Lauren Wilusz, Amanda Gorski, Mike Antoniak and Deb van den Berg. Each person introduced themselves and stated his or her role.

### **Approval of Previous Minutes**

- Since this meeting was the first of the fiscal year, there were no minutes to approve.

### **President's Report**

- The announcement box at Yorkshire was repaired with a new backing board. The announcement box at Retford will have to be repaired eventually. A request was made not to tape anything to the outside of the box.

### **Treasurer's Report**

- As of 5/12/14, more than 250 assessments have been paid. A few checks had errors and Ellen will address those with the residents. The database was updated through Saturday, but another update will be made by 5/13/14 COB.
- The budget and report will be emailed and included with the meeting minutes.
- Ellen uploaded the HOA assessment packet to Dropbox to make managing packet requests easier.

### **Committee Chair Reports**

\*It was suggested that Committee Chairs should make an effort to attend the first and last HOA meeting of the year. By each chair giving a 1-2 minute overview of plans and goals for the year, the Board and community can be more aware of what is planned for the upcoming year.

- *Architecture Committee (Alexis Kelly): No report*
- *Bylaws and Covenants Committee (Margie Kerr): No report*
- *Chatter (Mary Ann Rohr)*
  - The next *Chatter* edition will be delivered with the pool packets this week.
  - A list of Court Captains will be sent to the *Chatter* editor for help in distribution.
  - This edition's content will include summer activities.

- The suggestion was made to include past *Chatter* editions on the Chartridge website so potential buyers can see what goes on in the community.
- *Common Area and Safety Patrol (Mike Husselbee): No report*
- *New Security System (Mike Antoniak):*
  - Mike gave a brief history of the security at the pool, playground and parking lots. Due to past issues including stolen bikes and playground fires, the Board set aside money last fiscal year to address the issues with a new and upgraded security system.
  - Mike presented two cameras, a small camera that would be affixed to the sides of the pool house to view people approaching and a long-range camera that will cover the three entry points: the pool house, the entrance to the woods and the playground. The long-range camera is moveable and includes a license plate reader and illuminators to be used in darkness.
  - The life of the cameras is three years and can be repaired.
  - Discussion took place regarding turning the cameras off during pool use hours to maintain residents' and guests' comfort levels.
  - Mike asked the Board for a decision on whether to 1) stay within budget with stationary cameras that would be programmed such that they would be turned off during the day, or 2) to go over budget with moveable cameras that would be turned away from the pool area during the day during pool season.
    - The budget would go over by about \$500 for the long-range camera and would potentially come from Reserve funds.
      - Mary Pat Bozel needs to be consulted regarding the Reserve Fund before a decision can be made.
- *Pool Committee (Mary Pat Bozel)*

*Deb van den Berg reported the following on behalf of Mary Pat:*

  - Three lifeguards are returning this season.
  - Tables, chairs, umbrellas and new trashcans have been ordered.
  - Rates for hosting an after hours event at the pool have increased by \$5-\$10 and these requests are managed by Deb van den Berg.
  - Vending machine
    - A new money acceptor has been ordered
    - A request was made to make additional keys so when the machine jams or needs maintenance, more people can help solve the issues.
- *Reserve Committee (Mary Pat Bozel)*
  - Beginning Balance is \$7,252.47 with \$20,000 another coming from assessments.
  - \$5,275.36 has been spent so far from the Reserve Account. The concrete around the deep well is cracked badly and will need to be replaced.
    - Crack will be inspected and may have to be replaced before the pool opens.

- A quote to fix the crack has been requested but not yet received, estimate is between \$7000-\$10,000.
- *Social Committee (Julie Bresson)*
  - There are lots of events planned for the season and will be included the next *Chatter* edition.
- *Swim Team (Steve McKenney)*
  - This year's swim team coaches are Matt McKenney and Katie Misuraca.
  - The second round of swim team signup will be held on 5/30/14 at 7:00pm.
  - The swimsuit fitting and ice cream social will be held on 5/31/14 from 1:00-2:30pm.
- *Website (Vince Burke)*
  - Analytics software was installed on the website last month.
  - The current chair will be stepping down on 5/1/15 – need to look for another volunteer to chair the committee.
- *Ad Hoc Committee -Pond (Tom Scott): No report*
- *Ad Hoc Committee –Sabrina Chase Phase II (Tom Scott/Michelle Collins): No report*
  - It was noted that the recent flooding brought on by thunderstorms caused the pond to overflow and reach within a foot of residents' private properties.
  - In regards to the flooding and the proposed Sabrina Chase Phase II development, the Common Area can't take any more runoff. Pictures should be emailed to Tom Scott.

### **Old Business**

- The Derby court issue went to trial where the judge ruled in favor of Chartridge receiving past assessments owed from the female owner. The male owner requested and was granted a continuance so that he could look further into his bankruptcy and foreclosure situation.
- Repaving roads – Heide will contact Wayne Richardson for a status update
- Stripe lines/No standing signs – A suggestion was made at the annual meeting in April 2014 to add traffic lines and No Standing signs. Ben Roberts will get more information so that the board can provide a response to the resident.

### **New Business**

- A Chartridge resident emailed the Board with concerns about a Kensington neighbor's dead tree hanging above power lines and within range of her house and that the neighbor's pit bull enters her yard. The Board can't legally do anything, but advised her to contact her insurance company for advice and contact BGE for tree trimming.
  - BGE is scheduled to trim in June.
  - Ben Roberts is attending the GSPC meeting on 5/13/14 and will discuss the situation with the representative from the Kensington community.
- There are issues of security and maintenance at 505 Likeston Ct.
  - House is and has been abandoned for three years, but recent activity at the house could indicate squatters or illegal trespassing.

- The property smells and looks uninhabitable and there are concerns about ceilings caving in.
- All of the property outside of the house was shoved inside and is causing additional security and hygiene concerns.
  - A neighbor will take pictures and send to the Board, the Board will then take further action.

**Meeting adjourned at 8:51 p.m.**

**Minutes submitted by: Bethany Kerley**