

Chartridge HOA Meeting

Oak Hill Elementary

3/9/15

The meeting was called to order by Heide Burke at 7:37pm

Record of Attendance and Introductions

- The following people attended the meeting:
Heide Burke, Ben Roberts John Mennell, Al Fitzgerald, Manijeh Fitzgerald, Margie Kerr, Susan Nichols, Chuck Harrison, Robyn Harrison, Tom Scott, Ryan Thompson, Sheri Lott, Joe Wilusz, Mike Husselbee, and Erik Michelsen & Sheri Lott (special guests from Anne Arundel Department of Public Works)

Approval of Previous Minutes

- Since we did not have a quorum of the board, approval of the February 9 meeting minutes will be sent via email.

President's Report

- Annual assessment invoices and 2015-2016 Board of Directors ballots have been mailed.

Treasurer's Report

- No report

Committee Chair Reports.

- Architecture Committee (Ryan Scott): No report
- Bylaws and Covenants Committee (Margie Kerr): No report
- Chatter (Mary Ann Rohr) : No report
- Common Area and Safety Patrol (Mike Husselbee):
 - Mike Husselbee said the common area is in pretty good shape.
 - The volleyball net will be replaced
 - No major crimes or vandalism has been reported.
 - Al Fitzgerald asked about possible plans for new planting. Mike said they have tried to plant various things, but it is hard for them to survive. It is hard to plant because there is a layer of asphalt underneath the dirt.
- Pool Committee (Chair Position is Open):
 - The first meeting of the new pool committee will be at John Mennell's house. Nine (9) people expressed interest in helping on the committee.

- Reserve Committee (Mary Pat Bozel): No report
- Social Committee: (Julie Bresson): No report
- Swim Team: (Steve McKenney): No report
- Website: (Vince Burke): No report

- Ad Hoc Committee – Covenants Revisions (Ryan Thompson)
 - Sixteen (16) people expressed interest in serving on this committee. The number of actual committee members will be limited in order for it to be more manageable. However, any community member can have input. Margie Kerr expressed great interest in serving on this committee.
 - This committee will not start work on this project until after the new Board takes over in May.

- Ad Hoc Committee -Pond (Tom Scott)
 - Erik Michelsen, Watershed Program Administrator with the Department of Public Works (DPW), attended as our special guest.
 - Tom Scott had Erik look at our common area.
 - Erik attend the meeting to present a report. He indicated he would be willing to attend another HOA meeting since his presentation is about an hour long.
 - Common area water drains to Cattail Creek, which eventually goes into the Magothy River.
 - Erik showed the Magothy River Index for 2014, which showed that Cattail Creek scored one of the lowest in water quality output.
 - AA County DPW is looking at areas for storm drain improvements. They are willing to partner with Chartridge. Chartridge is just one piece in a much larger puzzle.
 - The county has much more rigorous standards now in terms of storm water management plans, but Chartridge is at the tipping point for the common area's ability to hold and drain water.
 - Tom Scott said we need to fix the current problem, but at the same time the county should not allow it to get any bigger by allowing the new proposed Sabrina Park subdivision. Erik indicated he is committed to following this development.
 - Erik had some initial suggestions to include: 1) Widening our waterway/stream that leads from the storm drain at Yorkshire to the berm. This could help push water out of the common area. 2) Add a lower graded area long the stream for overflow. This would not necessarily be effective in major storms. 3) Push the bottom of the pond deeper.

- Suggestions 1 and 2 above would make that area of the common area look more like a marsh with a potential depth of about 48". Residents expressed concerns regarding children's safety. Erik suggested fencing.
 - Erik indicated that the county would be able to hire an engineering firm to do a more thorough study of the common area. They would then return with schematic designs. Heide will send an email to the Board calling for a vote. Erik said the typical timeline is about 1-2 months to hire the engineering firm, another 3-4 months to get the schematics to us, with a total project timeline of 3-4 years.
 - As part of this process, Erik asked for a list of how we use the common area. He said he can give us addresses of past projects so we can see what they look like.
 - If a plan is approved and completed, the county would require a permanent easement on anything they modify.
 - Sue Nicholson suggested that the community members can help with our water issues by not allowing as much "development" within Chartridge (i.e., no solid patios, don't cut down trees, no additions to homes)
- Ad Hoc Committee –Sabrina Chase Phase II (Tom Scott/Michelle Collins): No report

GSPC Report (Ben Roberts)

- The apartment approval near Earleigh Heights was denied. They are now looking into putting in an assisted living facility.
- The guest speaker for the March meeting is our attorney, Kathleen Elmore. She will be speaking on HOA law. Ben suggested that Ryan Thompson attend.

Old Business

- No old business was discussed due to time.

New Business

- No new business was discussed due to time.

Meeting adjourned at 9:00p.m.

Minutes submitted by: Heide Burke