

**Chartridge HOA Meeting**  
**Chartridge Pool**  
**5/14/15**

The meeting was called to order by Ricky Smith at 7:36 pm

**Record of Attendance and Introductions**

- The following people attended the meeting:  
George Evans, Ellen Evans, Wayne Richardson, Manijeh Fitzgerald, Nicole Webb, Alex Webb, Carrie Scott, Ricky Smith, Brigid Stair, Aleigh Vancaster, Julia Lebowitz, Suzi Patterson, Mike Husselbee

**Approval of Previous Minutes**

- Approval of previous meeting minutes – approved via email by previous board on April 13, 2015

**President's Report**

- Ben was not present but requested that the issue be addressed of Assessment Notices that had been sent not being received.
- Requested that this be handled by an at-large member. Addresses usually incorrect because HOA not notified of change of address or change of ownership. Can cross check with sdat website for change in ownership. Carey Scott volunteered to work on this issue.

**Treasurer' Report**

**Assessments**

- Report from previous treasurer – Ellen Evans
- 116 unpaid assessments not paid as of today, 12 outstanding from last year. Of those 12, 3 are with attorneys, 3 more were partial payments.
- Typically don't send to attorneys until unpaid for two years. Recommended to wait until June or July to make decision.

**Budget**

- Items over budget were indicated on itemized budget that was handed out.
- Online gateway wasn't used. Need to make sure was cancelled and auto withdrawal stopped.
- Verizon internet is up for renewal soon. Might want to explore options.
- Remaining reserve money approx. \$12,342.72 transferred to reserve account. \$16,145.00 transferred to saving account. We will have an excess of \$8,506.39 that will also be transferred to savings.
- Resident brought up question - are there state requirements as far as reserve requirements?

**Committee Chair Reports**

**Architecture Committee:** (Ryan Scott)

- 2 Requests – replacing front porch & shed, both approved

**Bylaws and Covenants Committee** (Margie Kerr): No report

**Chatter** (OPEN-Heide Burke, interim): No report

**Common Area and Safety Patrol** (Mike Husselbee):

**Common Area**

- No graffiti no fires
- Clean up minimal, but not well attended.
- No major replacements anticipated.
- Keeping an eye on the parking lot. Big expense in approx. 5 years.
- Working on planting & taking suggestions.
- Waiting to hear from County on pond area. Water level as been very low in summers past. Water table in area has been getting lower affecting level of water in pond.
- County working with the community on storm water management and how we can address it in a more ecologically sustainable way while sustaining it. May no longer be funded by county. Have to wait and see. Tom & Wayne actively working on this. Numerous pictures have been sent and numerous meetings have been had with the county.

**Safety Patrol**

- Security Patrol still active.
- 3 days (mostly weekends) formalized patrol, balance of the week ad hoc patrol.
- There was a security magnet recommendation by a resident on the safety patrol.

**Pool Committee** (Aleigh Vancaster/John Mennell)

- Assessments paid to date have been entered into system.
- There were a few glitches.
- Problems with clerical errors in emails, some due to handwriting.
- BOD & Pool Committee plan to be at pool opener cross-checking who has paid and who hasn't to allow entry.
- Wrist bands are available as a backup for first week to identify those residents who are able to access the pool haven't registered online.
- Temporary cards have been made for those who haven't completed online registration.
- Next year should be much easier with contact information already in the system.
- We are only charged for cards that have been made, not just based on assessments that have been paid.
- Carrie will arrange a date to help residents register at the pool with assistance.
- Anchor supplies wrist bands for kids who have passed swim test.
- Been cleaning for 2 weeks straight.
- Cabana area has been taken out. Cabana tent moved to baby pool area due to complaint of shade.
- At anchor's request – pool entrance has been changed.
- A new vending machine is being delivered by vend natural. Has the ability to swipe a credit card. We make a 10% profit on any sales.

- Electrician coming out to rewire breaker room and add additional outlets in hallway. This will help support new vending machine.
- May keep old vending machine, but there were lots of problems.
- Still keeping ice machine.
- Deb VandenBerg will continue to be contact for pool rentals.
- Pool rentals on Fri/Sat can still be booked for after hours.
- There has been an adjustment of pool hours from last year.
- Talking about doing a survey monkey next year for preference in hours.
- Idea proposed of a “nanny pass” 1 per household, nanny must be accompanied by child, cost to be determined
- Question about raised about what is the required number of guards per occupants? Pool committee to check with Anchor.
- Sunday, 5/17 meet and greet with new guards at 11:00 am. We will have the same supervisor and the rest is a new group.
- Guard will be sitting at gate to identify photo idea.
- Anchor wants us to be less “hands on” and report problems directly to them.

### **Reserve Committee (Mary Pat Bozel) No report**

### **Social Committee (Julie Bresson)**

- Start time of bike parade to change due to change in hours opening. Start time now 10:30.
- Memorial Day - Cutting back on amount of meat from last year. Providing pasta salad, garden salad, hamburgers, hot dogs. Can still bring side. Not spending money on decorations.
- Asking Sue Kohler to make signs for bulletin board.
- Julie wants someone to take charge of neighborhood entrance signs.
- Magic Monday’s broadcast Oriole’s game with orange crushes and something orange for kids.
- Wednesdays – different craft activities each Wednesday for the neighborhood kids.

### **Swim Team (Steve McKenney):**

- There is a meet scheduled for 4<sup>th</sup> of July in Towson. In past years swim team has had a float in the parade. May need to see if date can be moved.

### **Website (Vince Burke): No report**

### **Ad Hoc Committee – Sabrina Chase Phase II (Tom Scott):**

- Ameristar builder - Sabrina Chase development being attempted to be pushed through again after the development plans have been redesigned.
- Residents encouraged to be active in fighting this as it would negatively affect property values.

### **Ad Hoc Committee – Covenant Revisions (Ryan Thompson):**

- Ben sent email to all of those who expressed interest in being on committee.

- Those who expressed interest were asked if they specifically wanted to be on the committee or had suggestions to offer.
- Need to check with Ben on status of replies.

**GSPC Liaison Report (Ben Roberts): No Report**

**New Business:** No Report

**Old Business:**

- Gainsborough House – find out outcome of hearing and if can serve her with notice of list of improvements. If improvements not done, association hire someone to do and file lien against property for costs.
- 505 Likeston - assessment received from bank.

**Next meeting Thurs June 11, 2015 at 7:00 pm for Board, 7:30 for community. Location: Chartridge Pool.**

**Meeting adjourned at 8:37 p.m. by Ricky Smith  
Minutes submitted by: Brigid Stair**