

Chartridge HOA Meeting
Chartridge Pool
7/16/15

The meeting was called to order by Ben Roberts at 7:31 pm

Record of Attendance and Introductions

- The following people attended the meeting:
George Evans, Ben Roberts, John Mennell, Ricky Smith, Brigid Stair, Aleigh Vancaster, Mike Husselbee, Julia Lebowitz, Julie Bresson, Wayne Richardson

Approval of Previous Minutes

- Previous meeting minutes were approved by Board via email

President's Report

- Everything Ben has to address falls under other committees. He will speak to it as each committee gives its report.

Treasurer's Report

Assessments

- As of today 358 out of 377 assessments have been paid. We are 19 short. We are \$7,885 off what was budgeted.
- Late notices go out next week with late fees being assessed.

Budget

- Still getting charged for the Online Gateway. Susie and Mike were working on it. George is going to look further into it. \$40 withholding just came out of account.
- Taxes were due July 15th. They have been paid
- June electric bill was \$698. This is a substantial increase from the \$250/\$270 average. The May bill was \$275
- A reminder to power down the lights a night.
- The insurance bill has been paid in full for the year. \$1,400 paid, \$225 left in the accounting budget
- Where are funds coming from for additional pool hours? Cost for guards was \$9,970. With the increase in guards the cost is now \$10,368.00. Do we take it from savings?
- Pool access card system – we have received two invoices. One for \$1,089.00 and a second for \$340.00. We are over budget by \$230.70.
- We are making \$100.00 per month on the vending machine. So far we have received 15 complaints about the working of the vending machine that were easily rectified by the vending machine company. Aleigh sends a text message to the company and they come out and fix it.
- We are considering selling the old vending machine. In the past the old vending machine raised \$500-\$700 per season. The work involved seems to have outweighed the profit.
- We have made three deposits for guest fees, etc. totaling \$2,300.00.
- Overall we are \$4,500.00 under our projected budget for the year.

- We received another invoice from anchor for the following items: 3 rescue tubes, joint caulk, 2 umbrellas, skimmers, ladder parts, chlorinator, etc.
- \$1,800 remains in supply invoices

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- Attached to the minutes is a list of action taken against 529 Benforest. This is the house with the tow truck.
- Gainsboro is still in the court system. We receive a monthly update from the community attorney. Ultimately we could force a sheriff's sale.
- Wayne Richardson asked permission to power wash the entrance sign to the pool. Neighbors residing near the pool entrance have offered their water supply to Wayne.

Chatter (Lauren Wilusz):

- The transition is taking place from Heide to Lauren.
- Submission for the September Chatter needs to be made to the chatter email address no later than August 15th. This includes photos.
- Anyone interested in helping with the newsletter should contact Lauren Wilusz.

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- Not much to report. Shed is unusable due to decorations not being stowed properly. The shed was originally designated for the use of social committee and common area committee. The pool is also now using it.
- Should the old vending machine be listed on craigslist?
- Mike and Susi haven't met about the trees yet. Mike took a look by bike at the trees lining the streets. It's mainly Retford and Yorkshire that need replacing. The courts are in better shape. Mike is going to talk to a contractor. His suggestion is that we first take care of what needs trimming.
- Picnic tables – Mike keeps thinking about it. The problem is finding a dry area. A suggestion was made to build a boarder around a mulched area for the tables. The boy scouts could assist with this.
- Outside the back gates the bricks are getting low and it's getting slushy. Scouts could also help with this.

Safety Patrol

- Nothing to report. Things generally do well during pool season.

Pool Committee (Aleigh Vancaster/John Mennell)

- We have replaced more chairs from the reserve fund. Julia's husband is redoing two at a time.
- Algae was recently an issue in the baby pool. It was taken care of immediately.
- There has been an issue with guard chairs being empty, a lack of the whistle being blown and running in the diving well area.
- Anchor's policy is a 1:30 ration of guards to swimmers.

- Do we need another meeting with Anchor? If guards can be sitting and not needed, do we need to cut guard hours? Does the Board need to meet with the pool committee? Maybe it would be a good idea to ask for feedback from residents on the community facebook page. Feedback could be emailed to the pool committee privately.
- Wayne Richardson stated that he often visits the pool at 5:00 p.m. and no one is posted at the entrance table.

Reserve Committee (Mary Pat Bozel)

- John feels that the pool is going to need most of the reserve this year to repair the concrete. Anchor will contract the work out.
- Water is draining backwards under the deck of the large pavilion undermining the deck.
- We need to keep in mind that in approximately three years the parking lot will need to be replaced. Roof needs to be repaired.
- Residents have been complaining about the bottom of the pool being rough.
- If anything needs to be replaced, Reserve Committee (Mary Pat) needs to be notified.

Social Committee (Julie Bresson)

- Tons of people have been stepping up. Julie just issued two guest passes to every volunteer that she recalled helping out.
- Next Wednesday, July 22nd from 7:00 – 9:00 p.m. is wine Wednesday. This is a girl's night with no children permitted. The event is being hosted by resident, David Ray, who owns a liquor store.
- The following Wednesday, July 29th from 7:00-9:00 p.m. is Cigars and Bourbon night for the guys. This event is also hosted by David Ray. Men only, no children.
- No cost to residents for these events. RSVP by 7/19 for 7/22 and 7/26 for 7/29.
- Sunday, July 19th is the swim team party. Pool closing early.
- Has the water aerobics instructor been paid? Ask Pat Magness. \$450 was set aside in the budget.
- Adult party 8/29 – get in touch with Anchor soon. Party hours will be from 6:00 p.m. until 12:00 a.m. Pool closes at 10:00 p.m. this night. We are planning on having four guards. There will be a band and dinner (several meats, sides and setups). Dinner will be catered by Adams. The cost will be \$15/person if coming for dinner, \$10/person if coming after 9:00 p.m. Need volunteers to help setup and cleanup.
- Julie will get a list of social events to Brigid for distribution to the community via the board's google distribution list.

Swim Team (Steve McKenney):

- No report

Website (Vince Burke):

- Website statistics are attached to minutes
- In 2015 website visits doubled

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

- Zoning and code law issues have been noted with the proposed plan.
- There is a newer plan in the works that we haven't seen yet. Unsure if it's an extension or a new plan.
- Magothy River Association has been the first to vote on a moratorium of county use of cluster housing.
- Ben has contacted the Severna Park counsel to get their vote.
- Should we engage the media? Send a statement to the Severna Park Voice? Ben will discuss with Tom Scott.
- Is the zoning code being violated? Discussed getting ahold of the residents in Sabrina to get them on board with our opposition. Time is of the essence. We may need a petition and go door to door. Wayne Richardson offered his assistance.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- Still trying to get a date on the books for the committee to meet with the community attorney.

GSPC Liaison Report (Ben Roberts):

- There was no July meeting
- Ben will email them about backing us on the cluster zoning issue

New Business:

- Aleigh Vancaster has been in contact with Steve Schuh about the proposal of a sidewalk on Jumpers on the Chartwell community side. Aleigh has also contact Jim McNally about past efforts with this.
- It was noted that Maureen Carr mentioned that when this proposal was previously made, and it came time for the County Counsel to vote, a meeting was held and Chartwell residents attended and no one from Chartridge was in attendance. The proposal was therefore denied.

Old Business:

- No Report

Next meeting Thursday, August 13, 2015 at 7:00 pm for Board, 7:30 for community. Location: Chartridge Pool.

Meeting adjourned at 8:52 p.m. by Ben Roberts

Minutes submitted by: Brigid Stair