

Chartridge HOA Meeting
OHES MUSIC ROOM
9/10/15

The meeting was called to order by Ben Roberts at 7:33 pm

Record of Attendance and Introductions

- The following people attended the meeting:
George Evans, Ben Roberts, Brigid Stair, Suzi Patterson, Carrie Scott, Lauren Wilusz,
Ricky Smith, Julia Lebowitz, Mike Husselbee

Approval of Previous Minutes

- Previous meeting minutes were approved by Board via email

President's Report

- No additional talk about sidewalks along Jumpers. No invite from Chartwell for meeting as of yet. Greater Severna Park Council meeting was Tuesday and nothing was brought up about sidewalks.
- Tomorrow night girl scouts campout at common area. Will need access to bathrooms. Safety patrol can make extra rounds.
- Clean out shed this fall and get documents that are being store there scanned.

Treasurer's Report

- George provided an overall summary of the budget
- We received an additional 13 assessments for a total of 377.
- We have received additional income from pool guest passes and HOA packets.
- Haven't received Greater Severna Park Council bill. Billed \$35 once per year.
- Online Gateway payment has been stopped
- Purchased stamps
- Taxes due September 30th have been paid
- We have yet to tap into the savings for the year. Will probably have to tap into it for the expense of the pool access cards.
- Second late fee notice to go out to those with unpaid assessments.
- No success so far in collecting on assessments that were paid by check and returned for insufficient funds.

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- 10 ft. wide pedestrian walkway on Benforest - a few residents asked to have it opened back up. Community association at the time agreed to allow to close it up. Need to check and see if it's an easement.
- Front footage needs to be resurveyed along jumpers. Typically costs approximately \$4k. Could probably have done for half the price. Lady from County came out and said to

mow 10 ft. from the road. Fences along Jumpers are in poor shape. Ryan Scott will send letters. Should we plant Leland Cypresses along Jumpers?

- Ryan Scott tracks architectural inquiries via a spreadsheet with name, address, date received and date approved/denied.
- Mike Husselbee to look into new landscape bids

Chatter (Lauren Wilusz):

- Lauren asked about the content expectations of the Chatter. It was discussed that the volunteer list is always on the back, contents include hot topics and important dates.
- Office Depot offers discount codes for printing
- Old Chatters are online – can use as a reference for content
- Some people have stepped down as court captains
- Lauren asked for listing of addresses. George can provide.
- Next edition scheduled to go out week after Thanksgiving. November 6th is the deadline for submission.

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- Vince Burke put up a new basketball chain net and painted a door.
- Carpet and padding was left on top of the common area dumpster by resident. The resident ended up cleaning the mess.
- Mosquito Man – mosquito spraying. Takes care of fleas, ticks and mosquitos. Took care of the fly problem as well. Question raised about chemicals used and duration that they work. Lasts for 3 weeks. Look into this for July 4th next year.
- Still need to look into trees and replacement cost of pavement.
- Trees located around drain pipes in common area need to be trimmed. Lauren's husband has been edging the grass near the common area. Not part of landscape contract. Land belongs to someone but is not maintained by them.

Safety Patrol

- Nothing to report

Pool Committee (John Mennell)

- We are over budget on ID cards by \$230. Discussed putting stickers on the cards and distributing them for next year, to avoid having them made again. Should we do that or just redo them next year?
- We did hire a gate guard with Anchor this year. Anchor is the one that wanted us to use the cards.
- Ration 9:1, swimmers to guards. One guard was to be checking cards at the gate. This wasn't happening. Guards always had their phones out. Someone needs to police the guards. There was not a lot of follow through with the guard liaison.
- When pool committee has their meetings with Anchor, invitation should be extended to BOD.
- Anchor says that guards should be able to leave when pool closes. Overall thought was that the guards should be required to stay for a half hour after the pool closes to clean up.

- It was expected that some improvement of the guards would be seen, this year from last year, after meeting with the guards. The manager Liz was not good at delegating. She was frustrated with the guards and they wouldn't listen to her. She reported this to Anchor and nothing was done.
- We are considering opening up the bid for the pool contract. It was decided that this was too much to take on last year. Pat Magness had indicated that Anchor is one of the better pool management companies.
- Discussed having a weekly punch sheet and to incentivize the life guards with bonuses.
- Aleigh Vancaster stepped down as pool committee co-chair. She still wants to be on the pool committee. Need more people on the committee.
- Three companies coming out to bid on pool deck concrete repair.
- Also need estimate for pool cover and resurfacing of pool.
- Vending machine – discussed possibility of keeping it.
- Fall cleanup is coming up. Not as involved as spring cleanup. Need to stack chairs and chain them up. Need to take inventory of what needs to be done. Need to have painting party.
- Jim Miller to give estimate on bathroom floors.
- There is a leak along the pavilion roof. Repair needs to be done before winter.
- Garage door needs to be replaced. Email request to Mary Pat. Need to get more than one bid.

Reserve Committee (Mary Pat Bozel)

- A few things have come out of the reserve but nothing major.

Social Committee (Julie Bresson)

- Adult party went well.
- Fall Festival, October Fest and Garage Sale coming up.
- Garage sale is October 3rd. Julie had indicated that the advertising for this is not usually part of her budget.

Swim Team (Position Open)

- Representative position is currently open. The McKinney family has stepped down.
- How much were the swim coaches paid previously?
- Nichole Werre volunteered to be the new swim team treasurer
- Committee chair position is open
- Carrie's family swim coach indicated that she could pass along names as recommendations for swim coaches. Graduated seniors are also an option such as Katrina McNalley.

Website (Vince Burke):

- Email again to have Brigid added to the architectural committee.
- Lauren hasn't had a chance to review documents on the website yet for the correct address.

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

- No new sketch plan as of yet. They will probably get another extension. No transaction to date.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- Ben will check in with Ryan.

GSPC Liaison Report (Ben Roberts):

- The High School building is coming along.
- The guest speaker Tuesday night was Superintendent Arlotto.

New Business:

- Suggestion made about a gate from the pool by pavilion directly to playground.

Old Business:

- No additional talk about the sidewalk along jumpers. Nothing else about crosswalk at Yorkshire and Jumpers.
- Gainsboro – looking for assets to garnish. A new person from the county has been assigned to the case.

Next meeting Thursday, October 8, 2015 at 7:00 pm for Board, 7:30 for community. Location: Oak Hill Elementary School.

Meeting adjourned at 8:44 p.m. by Ben Roberts

Minutes submitted by: Brigid Stair