

**Chartridge HOA Meeting**  
**Chartridge Pool**  
**10/08/15**

The meeting was called to order at 7:32 pm

**Record of Attendance and Introductions**

- The following people attended the meeting:  
Ben Roberts, John Mennell, George Evans, Carrie Scott, Ricky Smith, Aleigh Vancaster, Julia Lebowitz, Suzi Patterson, Mike Husselbee

**Approval of Previous Minutes**

- Approval of previous meeting minutes – approved via email by board

**President's Report**

- Brightview plans to double in size. Scott Carey is the main point of contact for the community and will continue to follow developments They will be building in the lot between the existing building and the business building. They plan to add 100 units starting in 2017. . They plan to double the parking as well. Brightview has offered to add sidewalks from the existing building down Jumpers Hole Road to the Safeway. Chartridge has asked that we are notified so that we could consider extending down to Retford Dr.
- No new updates on sidewalks along Jumpers.

- **Treasurer' Report**

**Assessments**

- 17 unpaid assessments. Reminder mailings have been sent and a 6% annual fee will be added.

**Budget**

- Taxes have been paid
- Pool complex maintenance and management has money left in the budget but it will be used before the next year per Anchor's contract.
- All accounts are within budget.

**Committee Chair Reports**

**Architecture Committee:** (Ryan Scott)

- An excel spreadsheet has been created to keep track of complaints and correspondence.
- There was discussion about vehicles being stored on community roads and not being moved/used. IF vehicles are tagged and have a current registration sticker they can legally stay.

**Chatter** (Lauren Wilusz): No report

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

### **Common Area**

- 2-3 more lawn cuttings needed this year. The budget is tight due to a wet season and needing more frequent cuts in wet season.
- Common area is being used more often by residents for private parties. There have been no issues but Suggested that a set of rules and guidelines be established for next year as this is becoming more popular.
- Trees in Easment:contact Mike Husslebee if you have a tree that needs to be taken out. Please call the county and also report it or ask Mike to do a report. The county will not replace the trees. Mike will look into rules and guidelines for replacing the trees. He will be reaching out to residents via email, FB and the Chatter.
- Picnic table project is in the works. Mike is reaching out to Eagle scouts to create a picnic table area near the tot lot. This would be done in the Spring.

### **Safety Patrol**

- Security Patrol still active.
- More security cameras have been placed around the common area/pool.
- Possibly soliciting tech savvy neighbors to assist Mike Antoniak with upkeep.

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

- Aleigh Vancaster and John Mennell have decided to step away from chair and co chair positions but will remain on the committee.
- Carrie Scott and Tom Nagle will take on the Chair and co Chair positions.
- Anchor Sent rough estimates for staffing and contract costs for next year giving several different senerios.
- It was discussed that there was a lack of strong management with the guards and they were often not working to potential.
- The committee met with Anchor and discussed that they were not satisfied with the guards working at the gate and checking passes. The guards became very lax with checking in August.
- Pool Clean up is tentatively scheduled for November 1<sup>st</sup>. At that time all items need to be inventoried and stored. A great deal of community helpers will be needed.
- Windows that are missing from pool house are stored in the men's bathroom and will be replaced ASAP.

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

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

- Octoberfest was cancelled due to the weather
- Fall Festival is planned for October 24<sup>th</sup>- details coming shortly.
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### **Swim Team (OPEN):**

- The McKenney Family will not be running swim team this year. Community members are encouraged to help with this committee.

**Website (Vince Burke):** written report submitted: The main goals of the website are (1) to provide a community calendar of events; (2) to allow people to register for community email blasts, (3) to allow people to pay their assessment fee; (4) to provide a window into the community for people who are considering buying a home in Chartridge; (5) to allow community members access to documents related to the community, such as the pool packet, HOA/BOD meeting minutes, bylaws, etc.; and (6) provide a place for news announcements to be made publicly (such as changes in pool hours).

With the growth of Facebook, the website remains important, but its importance has definitely diminished.

A recent technical issue with the website was that Google Chrome was loading the bylaws and other forms as blank documents. This seems to have been a Chrome glitch that self-corrected, probably because it was a more widespread google Chrome problem that was patched. Website fixes were in the works to address the problem, but were halted when the problem disappeared.

The minutes are current on the website and the website committee has posted major social events to the calendar. The committee reminds other committee chairs and the BOD that they can post to the calendar, and Vince Burke will provide them with training and a password if they wish to access this feature (Just email [vbfrombuffalo@gmail.com](mailto:vbfrombuffalo@gmail.com)).

The webmaster for the website is a contractor, Chris Dearing. Chris continues to offer fast, reliable, and inexpensive service.

Our website is a mix of a quasi-permanent platform parts that only Chris dearing can update, and parts that committee chairs and the BOD can alter (News and calendar).

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

- Ameristar builder - Sabrina Chase development County offered another extension until November. They have hired a new Engineering firm. A new community meeting has been requested since the original meeting was held in 2013. Ben will be sending out emails and FB messages when this happens so that the community can attend to voice opposition.

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

- No new report
- Meeting held at Brightview on Oct. 12<sup>th</sup>.

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

Next meeting 10/13/2015

**New Business:** Ryan Scott and Tim Bowerman asked permission to look into building a pavilion in the common area for community use/rental. Mike Husslebee warned that it is in a flood zone and requested that they investigate if a permit would be possible. The board was in favor of entertaining the idea.

#### **Old Business:**

- Grounds: Picnic table project is in the works. Mike is reaching out to Eagle scouts to create a picnic table area near the tot lot. This would be done in the Spring.

**Next meeting Thurs November 12, 2015 at 7:00 pm for Board, 7:30 for community. Location: Oak Hill Music Room**

**Meeting adjourned at 8:47 p.m.  
Minutes submitted by: Carrie Scott**