

Chartridge HOA Meeting
Chartridge Pool
2/11/16

The meeting was called to order by Ben Roberts at 7:36 pm

Record of Attendance and Introductions

- The following people attended the meeting:
Brigid Stair, Carrie Scott, George Evans, Ricky Smith, Suzi Patterson, Ben Roberts, Mike Husselbee, Mary Pat Bozel, Lauren Wilusz, Tom Nagle, Tom Scott

Previous Minutes

- Approval of previous meeting minutes – waiting to be completed by John Mennell and emailed to board.

President's Report

- Ben has been discussing the community sidewalks with Pat Daly. Ben has asked that we be put in line when with other neighborhoods getting sidewalks repaired. ADA ramps missing on Retford on the corners.
- There has been talk about getting a new sign for the entrances to post community news and events.

Treasurer' Report

- There are currently 7 assessments outstanding
- 449 Gainsboro went to auction but tax records haven't been updated. Ben has requested an update from the attorney.
- Budget attached
- Proposing no increase to assessments
- The movie night was negotiated down to \$200 and paid out of savings.
- The reserve is healthy
- Trashcan emptying \$300
- Typically plan for \$300 tax increase each year
- Mosquito spraying of the common area will fall under the general maintenance of the common area.
- There is no cap on how money can be put into reserve
- Suggesting transferring \$5000 to reserve.
- The pool access card system can be deleted from the budget.
- The board unanimously voted on the 2016/2017 budget and the dues were not raised

Committee Chair 0Reports

Architecture Committee: (Ryan Scott)

- Discussed fences along jumpers
- Ben has called the County about the tow truck. He seems to have made progress. It usually isn't there at night.

- House that backs up to Jumpers, trees gone and the porch is falling done
- Ben would like

Bylaws and Covenants Committee (Margie Kerr):

- Talking about eliminating the committee and combining it with the architecture committee. Margie Kerr was not opposed.

Chatter (OPEN-Heide Burke, interim):

- Heide Burke has been communicating with Lauren Wilusz to effectuate the transfer of duties to Lauren.
- Next Chatter is scheduled to go out in September.

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- Other committees need to do something about the shed. Need to be able to enter into it safely. Things have been on the floor.
- Wheel barrows and tools need to be stored on one side and everything else on the shelves.
- It was then brought up that Mary Pat Bozel recently organized the shed, so it may no longer be an issue.
- There are community documents being stored on the shelves in the shed.
- A decision will need to be made about the storage of the vending machine. Based on the revenue generated it will be decided if community is going to store and keep vending machine for next year.
- Mike Husselbee is looking into getting a price for the parking lot. It is 20,000 square feet. Price is believed to be in the range of \$1.50 - \$5.00/sq. ft. Hopefully in the range of \$2.00/sq. ft.
- Ben Roberts is looking into a price for a new volleyball net.
- Looking for 2 new picnic tables for common area, preferably something dark in color, possibly plastic coated. Need to keep in mind teenagers and possibility of plastic coating being set on fire. There is money in reserve to cover the purchase of 3 new picnic tables.

Safety Patrol

- Good participation, decent success, no incidents

Pool Committee (Aleigh Vancaster/John Mennell)

- 1 month ago a meeting was held with select members of the pool committee and select members of the board to address the pool hours.
- The pool hours were changed to Monday – Thursday 11:30 a.m. to 9:00 p.m., Friday 11:30 a.m. to 10:00 p.m., Saturday 11:00 a.m. to 10:00 p.m., Sunday 11:00 a.m. to 8:00 p.m.
- New hours go into effect at the end of next week. Ben Roberts will communicate the information to the community.

- Ben identified that we could pull money out of funds that we already have to cover the expense. The increase in expense was \$2,200.
- Pool attendance was discussed. The only gauge for numbers is when the guards check the water, they are supposed to take a head count at that time. Deb Vandenberg offered the idea of creating a sign in sheet with hourly times to sign in under. It was decided that this would not work, as there is no way to tell how long someone stayed at the pool.
- Mary Pat Bozel indicated that the second week of July attendance drops off and you don't need the same number of guards late July and early August.
- Nanny passes – currently a nanny can sign and use a guest pass. What is the definition of a nanny? Can grandparents qualify for a nanny pass if supervising grandkids of residents on a regular basis? Do parents need to sign a waiver of liability? What is the overall demand for a nanny pass? Do we implement it now or do a survey monkey at the end of the season to determine interest? Mary Pat Bozel suggested that the pool committee put it out there and that a decision be made on a case by case basis.
- The issue was also raised about adult children of residents gaining entry to the pool without paying a guest fee. Mary Pat Bozel suggested that someone on the pool committee should consider approaching these people who are doing this.
- A suggestion was made by a resident for the pool committee to issue one guest pass for each child in a household, even if they are grown and no longer residing in the neighborhood.
- Pool committee will ask Anchor about latching down filter covers.
- Anything found in the filters smaller than a tennis ball is to be thrown away by the guards.
- A resident raised the question of the protocol for cleaning toys in the baby pool. It was indicated that it is up to the parents to clean the toys, and suggested that a rotating cleaning schedule could be started for the parents to share the responsibility.

Reserve Committee (Mary Pat Bozel)

- The reserve is healthy and currently has a balance of \$29,000.
- Anticipated expenses: Picnic tables, concrete around the pool and pool driveway. Everything else is pretty stable.
- The community trees that are in the easements and lining the streets were purchased by the community. Could consider replacing. Need someone to volunteer and see how many are missing. Some residents don't want them.
- The trees along Jumpers were chopped down. Suzi Patterson and Mike Husselbee volunteered to research the cost of replacement and the type of trees that should be planted.
- It is important to remember that when money is put into the reserve fund, it is for the repair/replacement of existing things owned in the community. Once money is put there it is stuck there. When something new is built, the reserve funds can then go towards maintaining it.
- Board of Directors cannot take an unsecured loan.
- Based on dues, we know that \$20,000 can go into the reserve each year.
- Expenditures for the reserve right now are at \$9,000.

- Items to consider: loungers, chairs, tables, sand for volleyball court, improving baseball diamond, pool committee can get a new freezer (according to Aleigh one was already donated)
- Retaining wall around the pond was paid for with community funds and therefore any work to it can be paid for out of reserve funds.

Social Committee (Julie Bresson)

- Wacky Wednesdays started out rocky because of the weather.
- Mary Pat is running 4th of July. Pools hours currently 12:00 p.m. to 12:00 a.m. Discussing possibility of changing opening time to 11:30 a.m. Usual activities planned and going to provide lots of water and possibly a cooling station.
- Adult Party – Michelle Corey and Stephanie Roberts have expressed interest in running. Thinking of doing something at the end of summer.

Swim Team (Steve McKenney):

- No report – a meeting was held tonight.

Website (Vince Burke): No report

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

- Another extension was given. Tom Scott asked to see the paperwork. Being told that they might change the plans to one row of houses.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- An email was sent out to those on committee asking for dates to meet.
- Time frame of a minimum of one year discussed.

GSPC Liaison Report (Ben Roberts):

- Cattail Commons trying to build a community behind Food Lion. There's lots of opposition.
- 19 houses being built on Truckhouse Road at Jennings Road
- The building continues on St. Martin's Lane.
- August 4th from 6:00-9:00 p.m. is National Night Out at Earleigh Heights Fire Department.

New Business: No Report

Old Business:

- The County is assessing the fields in the common area. Haven't heard back yet. Repeal of rain tax may be delaying things.

Next meeting Thurs July 9, 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