

Chartridge HOA Meeting
Oak Hill Elementary Music Room
3/10/16

The meeting was called to order by Ben Roberts at 7:38 pm

Record of Attendance and Introductions

- The following people attended the meeting:
Ben Roberts, Brigid Stair, George Evans, Carrie Scott, John Mennell, Wayne Richardson, Margie Kerr, Lauren Wilusz, Tom Nagle

Approval of Previous Minutes

- Previous meeting minutes were approved by Board via email

President's Report

- Next month's meeting will include the annual board election. Assessments and pool forms were sent out yesterday. A change was made to the form to add tenants information – email and phone number.
- Dues are staying flat.

Treasurer's Report

- George not yet in attendance. He will be late. Will pick up when he arrives.

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- New homeowners purchased the house on Ixworth. He is training to be a police officer and inquired about having a kennel in the back yard.
- Need to know what it is going to look like.
- When there was the pitbull attack issue, those people had to have a kennel
- Also inquired about roof colors – Ryan went over the materials and that the color and design needs to be in harmony with other houses in the neighborhood.
- 6-8 color options were sent for review
- Gainsboro – homeowner wants to build a fence with the back portion being 8 ft. high because of the potential development behind them. The property is eventually going to be developed. It is just a matter of time. First see if it happens. Need to sit tight for now. Needs to be dealt with on an if, as and when basis. The committee is trying to come to some sort of agreement with the developer to build a uniform fence along the back of the property at the expense of the developer.

Chatter (Lauren Wilusz):

- The next distribution is the week before pool opener. Deadline to submit is May 6th.
- Lauren is asking the community to please stick to the submission deadline.

- Swim team registration is 5/12. Can the chatter be sent out sooner to promote registration? Send reminder email ahead of time. Plant seeds ahead of time.
- Lauren spends 20-30 hours putting together. Takes 1 day to count/distribute, 1 day print.

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- Mike didn't have anything that needs to be addressed
- The volleyball net went up on Tuesday
- Mosquito spraying starts on 5/1. The community has a contract for spraying in the amount of \$700 for 10 weeks.

Safety Patrol

- Nothing to report

Pool Committee (Carrie Scott/Tom Nagle)

- 3 concrete bids have been received and forwarded to the board.
- Anchor's bid was \$6,000 more than the other 2 guys. The other two were within \$1500 of each other. Carrie and Tom are checking references now. Leaning towards Barlow. Nice guy and good reference from concrete supplier. Don't have a reference for pool work. Mary Pat doesn't think that's important.
- If went with Anchor Leigh would be on sight. \$23,000 or \$24,500 with anchors added fees, caulking around the pool, trend dreading, resetting blocks, ladders, filters. Anchor included behind diving well. Other 2 bids didn't say we needed to replace this section.
- Tomorrow at 1:00 pm the Barlow guy is coming out to meet with Tom. Tom will check on the little details.
- Kidz Co. bid – Ben didn't have a good feeling about the concrete bid. The bill was not itemized.
- The Board voted in favor of Barlow.
- Tom will send out an email with final decision and timeline and will copy Mary Pat on it. Ben will need to sign the contract.
- Pool hour contract with anchor: 7/4 12:00 pm – 12:00 am. Sun, July 3rd 11:00 am – 11:00 pm. The hours have only been changed slightly from last year. There were really only 2 families staying until 10:00 pm. The hours for this season are Friday & Saturday: 11:30 am – 9:30 pm, Weekdays: 11:30 am – 8:30 pm. Before school gets out: Mon-Thurs 1:00 pm – 8:00 pm, Friday 1:00 pm – 9:00 pm and weekends 11:30 am – 9:30 pm.
- Sign in sheet instead of cards this year to save money.
- Guard count of attendance every hour.
- We will have an extra guard this year.
- Mary Pat shared operational procedures. Need to set expectations with guards.
- Check off lists are a good idea. The guards don't seem to be self-starters.
- We don't know the manager. It is someone new to us this year.
- We asked to get Chance back.
- Another idea is to give out guest passes to those who pay their dues by April 1st as an incentive to pay early.
- Nanny passes – were discussed previously but didn't do. Put on pool committee agenda.

Reserve Committee (Mary Pat Bozel)

- Expenses – if have to replace existing assets, check with Mary Pat first to make sure money is available to use in the reserve.

Social Committee (Julie Bresson)

- Julie not present
- Fishing Rodeo is April 3rd
- Egg Hunt is coming up
- Carrie worked on the social committee budget. A general form has been made for budgeting expenses of social events. The sheet can be given to the volunteer running the event.
- No excess money in the budget unless not as many wacky Wednesdays and/or if we make money from the adult party.
- Same events as before
- Kiddie camp should have excess funds
- New idea – tailgate/camp theme at fishing rodeo.

Swim Team (Steve McKinney)

- Cho – team rep, Jen Burlison – president, Nicole Werre – treasurer
- May 16th 5:30-7:30 pm registration and suit fitting. \$76 registration fee, \$14 of it is for insurance.
- Tom's nephew left to be Shipley's head coach. The McKinney's recommended someone who we hired. Katrina McNally is going to be the assistant coach.
- Swim team info will be out at the egg hunt.
- Looking for stroke and turn officials
- 3 home meets, all away meets are local.
- Divisionals 7/30
- 1st meet is 6/25 and then every Saturday until 7/23
- Junior swim team – can register 5 year olds. Same registration fee. Can move up if become a good swimmer. Practice is 3 days per week. Jean Nagel is coaching the junior swim team.

Website (Vince Burke):

- No Report

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

- The third version of the sketch plans were submitted in mid-January.
- They have not been approved. Developer still justifying using cluster development.
- The plans to the right side of the proposed development have been changed. The developer assumed that we would like it if the homes were on the other side. This is what we're up against now.
- A letter was published in the February Voice. There are loopholes. We have to let them build. No matter what they are not responding. If it gets approved, we are prepared to go to the board of appeals. If the appeal is turned down then we will go to court. We have

money set aside to obtain an attorney. Board met and unanimously decided to do this. We are currently in a holding pattern pushing the developer the right way. Ben made a motion to use \$10k, as a start, for legal fees.

- Runoff – the common area was designed to accommodate a certain amount of water. It is not designed to handle runoff from property. The proposed development will be grades so water will runoff into our common area. We need to protect the common area and our assets.
- Our common area is a big reason that people move to our neighborhood.
- Tom Scott and Ben did walk through the common area with an attorney. If appeal appeal decision of the county, individual homeowners joining in will also build a bigger case. Ben also wants to go door to door to get the word out to residents.
- Margie said that part of the land at the end of Yorkshire sunk in a few years ago. It benefits everyone but us if the runoff water stays in the common area. Tom Scott is looking for information about the replacement of the pipes and if they were replaced with smaller pipes and above grade from where they should be.
- Ben would like to go to the neighbors in Sabrina Chase Phase II to see if we can get them on board as well.
- Ben has asked Tom Scott to write a monthly blurb to send out to residents by email. If people know there are action items they are more likely to get involved. More information needs to get out to community members.
- Ben wants to talk to Tom and Todd Courtney. Tom has a few names and emails to add for residents of Sabrina. They have been made aware and it's on them (Sabrina Chase) to act.
- Tom draft electronic letter for people to download and print to send out.
- Tom Nagle asked if our community has exhausted all efforts or do more residents need to get involved?
- Letter can be written to the county.
- Tom Scott is intimately familiar with the county code. He works of a federal level with this type of work. He's killing it. We are following his lead.
- Ben knocked on every door to talk to people.
- Kensington has a hospitality committee to welcome new homeowners. They visit the homeowner with a welcome letter.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- No new report. Waiting on board to communicate back to committee about revisions to bi-laws/covenants.

GSPC Liaison Report (Ben Roberts):

- No new report.

New Business:

- No new business

Old Business:

- 449 Gainsboro sold at auction. A 3rd party buyer inquired about paying off dues.
- Wayne Richardson – vehicles have to be tagged. There is a vehicle on Retford without tags. This is not an HOA issue. The HOA can't do anything about it. There is also a trailer next to the Antoniaks at Ixworth and Retford. Wayne thought it belonged to a lawn care service.

Next meeting Thursday, April 9, 2016 at 7:00 pm for Board, 7:30 for community. Location: Oak Hill Elementary School Music Room.

Meeting adjourned at 8:50 p.m. by Ben Roberts

Minutes submitted by: Brigid Stair