

HOA Meeting Minutes
Chartridge Pool
6/21/17

The meeting was called to order at 7:31 pm

Record of Attendance and Introductions

- The following people attended the meeting:
Ben Roberts, ,George Evans, Carrie Scott, Ricky Smith, Tom Nagle, Margie Kerr, Yvonne Deaver, Christine Ballard, Wayne Richardson, Claudia Richardson, Fran Gray, Deb Van denBerg, Jen Burleson, Lee Scott, Cyndy Smith, Lauren Wilusz, Mary Pat Bozel, Tom Scott

Approval of Previous Minutes

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

President's Report

- Welcome Guest Speakers Cpl Bellis and Eric Tabacek to address speeding in neighborhood.
 - Speed study will be done to collect data on speeding to determine if speed humps are needed.
 - Digital speed boards will be used to raise awareness of speed
 - Shortly after police will follow up by issuing citations for speeding
 - Board requested “ No Parking” signs be placed at the entrances on either side of Retford drive due to problems with overflow parking at the middle school.
 - Request for a stop sign at the end of Ixworth to replace the yield sign was also addressed.
 - ADA ramps at the crosswalks will be addressed by the county.
 - Cpl Bellis gave his information: 410-222-6145 encourage community members to get tag numbers of frequent speeders and call or email him p01458@aacounty.org and he can send a warning letter or visit to address the issue.
 - Abandoned or inoperable vehicles call 410-222-8610 to report and they will come out to address and tag with a 48 hr notice to remove.

• **Treasurer's Report Assessments**

- 38 letters sent out for unpaid assessments.
- All accounts healthy

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- Home on Narborough asked and was granted a request for an extension to replace their fence along Jumpers Hole.
- Claudia Richardson submitted several concerns to Architecture committee to be addressed.

Chatter (Lauren Wilusz)

- New Chatter will be added to the website at the end of June
- Now that Chatter is done electronically, Lauren proposed trying to have bi-monthly newsletters.

Common Area and Safety Patrol (Jim Miller):

Common Area

- Tim Bowerman has stepped down from Common Area committee. Thank you Tim, for all of your time.
- Claudia Richardson requested that Rick Harvey be rehired to maintain the gardens and front entrances. Reported that he did more than what he was contracted to do and even watered gardens regularly.
- Mrs. Richardson is in contact with the county to have them trim and maintain the county part along Jumpers Hold Rd and provide county addresses of trees in community that need to be trimmed in the county easement.
- Brush near the Parking lot in the pool area will be cleared and cleaned up. \$1200 quote by Recino's to complete the work. A request was made to use \$1200 from savings. Mary Pat Bozel advised that money should come out of the Common Area budget even if the work was not originally budgeted. When the common area budget gets within 10% of remaining funds, common area will ask for approval of any additional funds needed to come out of savings. This will leave a paper trail to justify budget increases for common area in the future.
- Mary Pat Bozel suggested making a 1, 3, 5 year plans for future projects so funds can be proposed.

Safety Patrol

- Reminder to lock your cars and secure valuables. Please report any concerns to board at board-of-directors@chartridge.com

Golf Outing committee (Tim Bowerman)

- No new report

Pool Committee (Carrie Scott/Tom Nagle)

- No new report

Reserve Committee (Mary Pat Bozel)

- Would like to meet with Common area and Pool committees to make projections in needs over the next 5 years.

Social Committee (Melan Bowerman and Natalie Cronin)

- \$1000 of social committee funds are earmarked for Kiddie Kamp
- Committee met to plan 4th of July celebration
- Danielle Snyder and Jen Burleson will be planning the Adult Party this year.

Swim Team (Jen Burleson):

- 1st meet June 24th
- Currently up to 95 swimmers

Website Committee

- Tom Nagle is looking into new design for website. Lauren Wilusz volunteered to scan historical community documents and add them to the website. Tom Scott volunteered Sandy Scott to assist.

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

- Public comments were held and were successful
- 1 more phase-developer will be allowed to provide rebuttal.
- Approximately 6-8 more hearings left.
- Previous attorney has not responded to numerous request for invoice.
- Brian Jablon (current attorney) community member volunteered many hours of research.
- Tom Scott suggested the needed repairs to eliminate flooding could be in excess of \$200,000. No formal estimate has been given.
- Christine Ballard and Carrie Scott suggested that we need a formal estimate from engineering company to give us an idea of costs to restore area.
- Ameristar Homes sent an offer to the board to restore the ditch to original state. A monetary value has never been attached to the offer.
- Mary Pat Bozel asked about other alternatives to save the ballfield.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- Revisions will need to be voted on by community

GSPC Liaison Report (Ben Roberts): no report

New Business:

Old Business:

- Lauren Wilusz meeting with DNR to discuss trees that would work well to replace curb trees that had to be removed. Look for more information in Chatter to request curb tree replacement.
- Tom Scott suggested contacting the county to volunteer space to plant trees. County is looking for land to plant trees for reforestation plans.

Next meeting Wednesday, July 19, 2017 at 7:30. Location: Chartridge Pool

Meeting adjourned at 10:24 p.m.

Minutes submitted by: Carrie Scott