

HOA Meeting Minutes
Chartridge Pool
7/19/17

The meeting was called to order at 7:37 pm

Record of Attendance and Introductions

- The following people attended the meeting:
Ben Roberts, Carrie Scott, Tom Nagle, Margie Kerr, Yvonne Deaver, Christine Ballard, Mark Gray, Aaron Burlison, Lee Scott, Tom Scott, Amanda Gorski, Bethany Fish, Amanuel Ghirmay, Aleigh Vancaster

Approval of Previous Minutes

- Approval of previous meeting minutes – approved via email by board and posted to the website.

President's Report

- Results from traffic data were reviewed. We do not qualify for speed humps at this time. Average speed recorded was 27.8 mph. This would have to be closer to 35 mph for action to be taken.
- Crews working on all corners within the community to make them ADA compliant.
- The Jumper's Hole Rd Sidewalk was discussed and the 4 proposed plans were shared. For more information on this project, homeowners should contact Adam Greenstein 410-266-3703 pwgree08@aacounty.org. You can also contact to give feedback.
 - Plan 1-Hiker/biker path with sidewalk on both sides and a grass median. Approximate cost \$8.7 million
 - Plan 2 no hiker/biker on Chartwell side, sidewalk on Chartridge side, biker path in the road with a grass median. Approximate cost \$7.2 million.
 - Plan 3 hiker/biker path on Chartwell side, sidewalk on Chartridge side, NO bike path in the road, grass median. Approximate cost ????
 - Plan 4 Sidewalk only on Chartridge side Approximate cost \$3.7 million

The proposed raised grass median plans would also offer a left turn lane onto Yorkshire . Road would be widened on Chartwell side to accommodate sidewalk
No additional crosswalks are in any of the 4 plans. Residents would be responsible for clearing snow from sidewalks.

The county is in early stages and are interested in hearing feedback.

Treasurer's Report Assessments

- 361/370 assessments have been paid
- 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.
- Discussion about reporting all approved requests on the website for homeowner reference.

Chatter (Lauren Wilusz)

- No report

Common Area and Safety Patrol (Jim Miller):

Common Area

- No report

Safety Patrol

- Reminder to lock your cars and secure valuables. Please report any concerns to board at [board of directors@chartridge.com](mailto: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)

- No new report

Social Committee (Melan Bowerman and Natalie Cronin)

- No new report

Swim Team (Jen Burleson):

- Successful season! Tidalwaves ended the season 4-2. We had 2 swimmers qualify and compete in Straehle, the league championship. Izzy Burleson 7-8 girls breaststroke and Ciara Cronin 7-8 girls backstroke and butterfly.

Website Committee

- No new report

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

- Public comments concluded
- Next step will be rebuttal witnesses
- Ameristar attorney asked to talk about a settlement. Our attorney advised that we should show good faith and attend an settlement meeting with the developer.
- At this point the appeal argument is focusing on the inappropriate use of cluster development and keeping with the character of surrounding neighborhoods.
- The offer from Ameristar was reviewed. The offer was emailed to Ben Roberts and attorney. The offer stated a one time clean out of the ditch and to restore it to it's original design. The original design calls for the ditch to be 10ft wide and 2 ft. deep.
- On July 30th Larry Tom retired and a new planning and zoning officer was appointed.
- Attorney's from Ameristar asked for a delay for the next appeal hearing. The Board voted via quorum of 4 to not agree to the delay and to proceed with rebuttal hearing as originally planned and also to meet with the developer to hear their settlement offer.

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- Revisions will need to be voted on by community

GSPC Liaison Report (Ben Roberts): no report

- A roundtable of community leaders was held. Ben Roberts attended and noted that community leaders shared their HOA assessment dues and rate of payment. Other community leaders were surprised by our fees and noted that they were low comparatively and considering all amenities. It was also noted that our rate of payment is higher than many of the other communities.

New Business:

Old Business:

- Stretch along Jumper's Hole Road was discussed and several landscapers were contacted with no success of returned calls.

Next meeting Wednesday, August 16, 2017 at 7:30. Location: Chartridge Pool

Meeting adjourned at 9:25 p.m.

Minutes submitted by: Carrie Scott