

Chartridge HOA Meeting Minutes
Oak Hill Elementary
1/16/2019

The meeting was called to order at 7:37pm

Record of Attendance and Introductions

The following people attended the meeting: Tom Nagle, Drew Lenear, Amanda Gorski, Lee Scott, Mike Avent, Margie Kerr, Joe Wilusz, Tom Scott

Approval of Previous Minutes

Approval of previous meeting minutes – approved via email

President's Report

- No report

Treasurer Report Assessments: (Tom Nagle)

- Quickbooks and taxes need to be re-evaluated for the upcoming year as this year's spending was over-budget.
- Reserve expenses and savings will not be added to this year due to improvements.
- There are still 10 unpaid homeowners assessments.

Committee Chair Reports

Architecture Committee: (Lee Scott)

- No report

Chatter: (Bethany Kerley)

- Look for the next edition in March.

Common Area and Safety Patrol: (Jim Miller and Tim Bowerman):

- No report

Pool Committee: (Carrie Scott/Tom Nagle)

- The main pool will be resurfaced. Tom will keep the Board updated on when the work will begin.

Reserve Committee: (Mary Pat Bozel)

- No report

Social Committee: (Meagan Lenear)

- Meagan will be stepping down as the committee chair after Easter.
- Volunteers are being requested for the Easter event as well as someone to head up the social committee. Please email the Board if interested.

Swim Team: (Sonya Woolsey)

- No report

GSPC Liaison Report: (Drew Lenear)

- No report

New Business: (Tom Nagle) Common Area Concern

- Maintenance is required
- Conditions in the area continue to degrade
- Anne Arundel County has stated formally the area is owned by Chartridge and we are fully responsible for maintenance
- The area was designed as an approximately 30 foot wide swale that ran 300 yards between the pipes located at the end of easement.
 - Increase rainfall and surrounding development has increased the stormwater to the common area over the last decade
 - Conditions are expected to continually decline
- Multiple correspondences to AACo challenging the position that Chartridge should be responsible for maintenance caused by the increase in surrounding stormwater runoff have been made.
 - All respond in-line with point #3
- In 2015, a representative from the county Watershed Protection and Restoration Program examined the area to propose a solution.
- Next steps -
 - Tom Scott mentioned looking into the cost to regrade the area as well as the cost of annual maintenance. He also suggested looking into having a future annuity maintenance fund to maintain the property.
 - Tom Nagle made a motion to set aside \$10,000 from saving to pursue legal action for damages done over time and draft a lawsuit to restore conditions. The legal fees are to include a case being filed, consultation, case development and research, as well as submittal. The motion passed unanimously. Tom Nagle will go forward with discussion with a lawyer.

Old Business:

- The backstop has been refurbished.
- A white pvc fence around the dumpster will be installed soon.
- Jim Miller is purchasing lacrosse and soccer goals.

Next meeting:

Wednesday, February 20, 2019 at 7:30pm at Oak Hill Elementary

Meeting adjourned at 8:37p.m.

Minutes submitted by: Amanda Gorski