

Chartridge HOA Meeting Minutes  
Founders  
17 July 2019

The meeting was called to order at 7:32pm

**Record of Attendance and Introductions**

The following people attended the meeting: Drew Lenear, Jim Miller, Darren Conrad, Bethany Kerley, John Miller, Tom Nagle, and Amanda Gorski

**Approval of Previous Minutes**

Approval of previous meeting minutes – approved via email

**President's Report** (Drew Lenear)

- Rescheduling is to be determined of the development on Jumper's Hole. Tom Nagle will call to see if Chartridge can be made privy to future meetings as we are not in the zone that needs to be formally notified.
- Lindsay Seay has resigned from the board. Tom Nagle will take over as treasurer.

**Treasurer Report Assessments:** (Tom Nagle)

- There are 21 outstanding assessments.
  - Late notice letters will be mailed soon
- The transition of treasury back to Tom is complete.
- Tom will evaluate the specifics of the accounts with the legal team to review if combining savings and reserve accounts into one reserve account is best or if a different option would be a better fit for the community.
- Jim Miller will oversee the purchase card. He will also define a process for the card and be included with the signatures at the bank.
- Reimbursement checks will now be issued twice a month (1<sup>st</sup> and 15<sup>th</sup>).
- The pool maintenance costs are higher than anticipated. Tom will follow up with the pool committee to check on expenses.

**Committee Chair Reports**

**Architecture Committee:** (Ricky Smith and Steve Matters)

- Boat notices have been issued

**Chatter:** (Christine Ballard)

- No report

**Common Area:** (Darren Conrad):

- Mosquito spraying for the common area has begun.
- We discussed the color to stain the bridge in common area.
- The addition of the gate to the entrance of common area details will be finalized soon.

**Pool Committee:** (Carrie Scott/Christine Ballard/Tom Nagle)

- There has been no response of the certified letter to American Pool citing their lack of performance. We are still waiting on corrected bills and discussing the understaffing of guards.

**Reserve Committee:** (Board)

- No report

**Social Committee:** (Bethany Kerley, Stephanie Avent, Lindsay Short)

- The 4<sup>th</sup> of July event went well despite the stormy weather.
- The committee is putting together action reports after events to use for planning reference in coming years.
- Tom Nagle will share the google document with the social committee so they can see the breakdown in expenses as receipts are submitted for reimbursement.

**Swim Team:** (Sonya Woolsey)

- No report

**GSPC Liaison Report:** (Drew Lenear)

- No report

**New Business:**

- Tom Nagle will look into Membership Toolkit as a means to housing all future community needs on one website.

**Old Business:**

- John Miller will meet with Tom Nagle to get a deposit check in order to be on the books for the drainage project in the fall.

**Next meeting:**

Wednesday, August 21, 2019 at 7:30pm at the Chartridge Pool.

Meeting adjourned at 9:20p.m.

Minutes submitted by: Amanda Gorski