

Chartridge HOA Meeting Minutes
Chartridge Pool
8/21/2019

The meeting was called to order at 7:35pm

Record of Attendance and Introductions

The following people attended the meeting: Tom Nagle, Drew Lenear, Amanda Gorski, Christine Ballard, Lindsay Seay, Susan Nichols, Margie Kerr, Darren Conrad, & Carrie Scott

Approval of Previous Minutes

Approval of previous meeting minutes - approved via email

President's Report (Drew Lenear)

- GSPC Meeting - There are a couple of developments in the works. Of note, the nursery on Jumpers Hole Road is looking to be developed in a new subdivision of 15-20 houses. This is on the watchlist.

Treasurer Report Assessments: (Tom Nagle)

- Social Committee has had large payouts over the last month. 85% of the total social budget has been paid out with many events left in the fiscal year.
- There are 14 unpaid outstanding HOA payments.
- Tom and Christine will touch base about pool payments and refunding of short-staffing.

Committee Chair Reports

Architecture Committee: (Ricky Smith and Steve Matters)

- The committee is looking for a third member. Please send an email to the committee if interested.

Chatter: (Christine Ballard)

- The next edition of the Chatter will come out soon and will include information about fall events.
- Lindsay Seay will take over the Chatter starting with the next issue.

Common Area: (Darren Conrad):

- Darren Conrad and Christine Ballard are in communication about the final plans for the installation of the gate at the top of the common area entrance.
- Safety - We visited the idea of having an off-duty police officer. We will revisit after installation of the gate.
- James Bradford will spray the playground area to keep the weeds down.
- After the swingset installation, we will review the budget and discuss adding more mulch to the playground.
- The light above the volleyball court is in the works.
- The installation of the informational sign will be discussed further after the drainage project is complete.

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

- We will review the pool company contract. Christine will call a few companies to get bids for the upcoming years.

- Tom will make the next \$11,500 installment and then the final \$5,500 payment. A check will also be made of \$2,500 to pay for pool cleaning chemicals.

Reserve Committee: (Mary Pat Bozel)

- No report

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

- Bethany's email was read with expression aloud at the meeting...
 - o **Ladies Night:** WOW. 82 ladies RSVP'd. We were told to expect 25-40 so we were thrilled with 82. It did present challenges that we worked through and then of course a predicted storm caused us to move to Adam and Heather Winer's house. The chairs got great feedback, good suggestions to consider for next year and our neighbor-partner My Chef, Michael received business leads and landed an event. WIN WIN. It was about 75 residents and 7 guests of residents give or take. After we get the social detail report from Tom, we can comment on budget.
 - o **Men's Night:** Lindsay Seay planned and organized this event. We don't have exact numbers but are told attendance increased from last year. Our neighbor-partner My Chef, Michael catered the event. We are still working with Lindsay on final costs. Thank you for your work Lindsay! We know that guests attended but are currently not sure of the ratio.
 - o **Adult Party:** Lindsay Short, one of the social chairs, owned this event. She delegated to the rest of the chairs and sought neighborhood help during setup and breakdown. We were hoping to get 50 RSVP's and our final number was 80 people at the event! Again, we received great feedback and good suggestions to consider for next year. There were a handful of guests but mostly residents. Congrats to Lindsay for staying under budget! Thank you to the volunteers who sweated with us to set up and break down. Thank you to the Pool Committee for approving our plans for food, drinks and decor and letting us transform the pool into a nautical wonderland!
 - o **Fundraiser:** Bethany managed the Chartridge magnet order and will be selling magnets during the Pool Closing Party. (This magnet was presented at the last HOA meeting on July 17th.) Magnets will be sold for \$5 a piece and we already have more than a dozen pre-orders. The proceeds will help us execute the fall events.
 - o **Fall Events:**
 - October 12--Adults Only Oktoberfest
 - October 25--Halloween Parade and Fall Festival and Bonfire
- Mens night included 35 attendees.
- Drew will reach out to Bethany
- There was discussion of clarity about the email. Drew will reach out to Bethany for more information. Of note, the social committee budget has been raised \$4,000 in the last two years.

Swim Team: (Sonya Woolsey)

- The swim team had a great year!
- Evergreen Estates emailed the pool committee to use the Chartridge Pool Committee. Due to conflicting interests in league and pool rules, this request was denied.

New Business:

- Replacement reserve assessment -A suggestion was made to have a CNA performed for future replenishment of materials at the common area.

- Lindsay Seay discussed adding a Little Free Library to the community. She will reach out to the boy scouts as well as other options. The board suggested putting the library at the top of the hill at the common area entrance opposite the Chartridge sign.

Old Business:

- No report

Next meeting:

Wednesday, September 18, 2019 at 7:30pm at Oak Hill Elementary School in the music room.

Meeting adjourned at 8:47p.m.

Minutes submitted by: Amanda Gorski