

Chartridge HOA Meeting Minutes
Oak Hill Elementary School Music Room
9/18/2019

The meeting was called to order at 7:36pm

Record of Attendance and Introductions

The following people attended the meeting: Tom Nagle, Drew Lenear, Amanda Gorski, Carrie Scott, Jim Miller, Bethany Kerley, Lauren Wilusz, Melan Bowerman, Leigh Wells, Margie Kerr, John Miller, and Reece Peake

Approval of Previous Minutes

Approval of previous meeting minutes – approved via email

Guest Speaker (Reece Peake)

- Reece Peake from the county executive office attended the meeting to answer questions and hear community member concerns. Mr. Peake is the person to reach out to for concerns with community services and community government. Tom Nagle will share Mr. Peake's contact information.
- Concerns voiced include:
 - School capacity issues – specifically Oak Hill Elementary showing at 94.8% full when the threshold is 95% to be considered a closed school
 - The traffic on Jumpers Hole -especially with the 15 new houses possibly going in where the nursery currently is on Jumpers Hole. There was also concern about the surrounding infrastructure on Jumpers Hole with the recent developments. A request to consider a sidewalk on Jumpers Hole was also discussed.
 - Concern about rain runoff and the insufficient storm water controls causing flooding to communities
 - Concern about why the developer selects the company doing the study for future development when new housing projects are proposed
 - Concerns about the new house on Earleigh Heights road. Leigh Wells will follow with Reece Peake on this matter.

President's Report (Drew Lenear)

- Project Update -
 - Pool resurfacing – The Fall work will be completed by September 23. More work will also be completed in the Spring.
 - Drainage project – The project will now begin the week of September 30. Dry wells will be installed behind the dumpster. A trench from the dumpster to the baseball field will be buried behind the backstop. This will be a retention for excess water. The sump pump and pipe will also be buried and carried away to the field. The trench work will begin next week.
 - Parking lot resurfacing - Paving will begin on September 25.
 - Playground equipment – The new swing-sets will hopefully be installed during the week of September 30. Tom and John will talk and coordinate all the work schedules.

- Drainage creek restoration - The irrigation company doing the drainage work at the common area was asked to give a quote for digging out the creek. They said the work is out of their scope. We need to look into another company. John will discuss with the paving company to possibly give a quote to dig out the canal and create a berm.

Treasurer Report Assessments: (Tom Nagle)

- There are still 11 homes unpaid. Another round of letters will go out to these homes with overdue charges.
- There are still payments for the pool resurfacing, swing-set, pavement resurfacing, and the drainage project to be paid.
- A mention was made that dues may need to be raised. For future projects, we may also need to do special assessments.
- Budgets submitted need to be all inclusive.

Committee Chair Reports

Architecture Committee: (Ricky Smith and Steve Matters)

- A new community member has volunteered to join the committee.

Social: (Bethany Kerley)

- Oktoberfest on October 12th
- Boo Fest will be on October 26th
- Santa dates are still being discussed
- Lauren Wilusz would like to put out a request for original owners to get together for a picture. Lauren and Bethany will discuss to coordinate.

Common Area: (Darren Conrad)

- James Bradford did not give a cut count but said he has six cuts left for the season which should be sufficient.
- Fall flowers will be planted.
- A motion was made to bid six large local landscapers that are multi-crewed and have landscape and flower specialists. The motion passed unanimously. Drew will hopefully bring the proposals to the next meeting.

Pool: (Carrie Scott)

- No report

Swim Team

- No report

Safety Patrol:

- The new gates have been installed. The Board will discuss procedures for opening and closing the gate via email.

Website:

- No report

Chatter: (Christine Ballard)

- Melan will reach out to possible high school volunteers to help with the Chatter

New Business:

- New mulch for the playground will be discussed by the Board via email. Jim will reach out to get mulch.
- Tree trimming and removal - there is one dead tree behind the basketball court, one on the hill, and another half dead. The willow tree also needs to be trimmed. Mention was also made to raise the canopy on the tree by the pond and trim the bushes by the entrance of the common area behind the baseball field. Carrie Scott will call for quotes and report back to the Board.

Old Business:

- No report

Next meeting:

Wednesday, October 16, 2019 at 7:30pm at Oak Hill Elementary School in the music room.

Meeting adjourned at 8:47p.m.

Minutes submitted by: Amanda Gorski