

Chartridge HOA Meeting Minutes  
Oak Hill Elementary School Music Room  
11/20/2019

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, Jim Miller, Lindsay Seay, John Miller, and Ben Ghahhari

**Approval of Previous Minutes**

Approval of previous meeting minutes – approved via email

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

- Nothing to report from GSPC. A stop work order was placed on the house on Earleigh Heights.
- The drainage project seems to have significantly improved the common area.
- The new swings are installed, and the project is complete.
- The new landscaping company has started by adding flowers to the community entrances.

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

- There are still 9 homes unpaid.
- The checking and reserve accounts are in good standing. When all the payments written have been deposited, there will be roughly \$40,000 remaining.
- The water bill was higher than usual. This is not uncommon when looking back over recent years for this time of payment.
- Capital Paving sent an invoice for \$19,600. They billed \$2,000 for the trench dug that was never contracted. The check was issued for \$17,600 and was accepted without further dispute.

**Committee Chair Reports**

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

- No report

**Social:** (Bethany Kerley)

- Boo Fest went great and was well attended.
- Holiday caroling and Santa will visit Chartridge in December.
- A spreadsheet was sent to the Board with detailed expenses of events. Due to an oversight in the budget, there was not a financial plan for the fishing rodeo. The Board will discuss this further.
- A request was made for space at the common area to use for social event storage. Jim will reach out to the pool committee to discuss storage solutions.

**Common Area:** (Darren Conrad)

- Bed restoration needs to take place. Drew will reach out to Chapel Valley to discuss plans for bed restoration and report back to the Board through email.

- Please feel free to help spread the remaining mulch pile at the common area.
- There have been reports of two children that do not live in the neighborhood taking items from children in Chartridge while in the common area. Please be diligent to say something or call the police if you see a disturbance at the common area.

**Pool: (Carrie Scott)**

- The final step of the pool resurfacing will take place in the spring. The pool area is currently winterized.
- Drew will reach out to the pool committee to see where the community stands for the upcoming pool season regarding contracts.

**Swim Team**

- No report

**Safety Patrol:**

- No report

**Website:**

- No report

**Chatter: (Christine Ballard)**

- No report

**New Business:**

- The Board will discuss through email replacement of the current banners.
- Three current Board members will be resigning at the end of the fiscal year.
- A call for Board member nominations for the upcoming term will be advertised before the December meeting via email blast, posted on the entrance signs, and on Facebook.
- Tom will pull itemized reports for the budgeting process.
- Board member solicitation and confirmation of committee chairs will be addressed prior to the December meeting. Tom will reach out to the architecture committee. Drew will reach out to the social and common area committees.

**Old Business:**

- No report

**Next meeting:**

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

Meeting adjourned at 8:35p.m.

Minutes submitted by: Amanda Gorski