

Chartridge HOA Meeting Minutes
Chartridge Pool
07/15/2020

The meeting was called to order at 7:36 pm

Record of Attendance and Introductions

The following people attended the meeting: John Miller, Ben Ghahhari, Tom Nagle, Jake Masters, Carrie Scott, Drew Lenear, Christine Ballard, Steve Matters, Jodi Matters, Mark Gray, & Wayne Richardson.

Approval of Previous Minutes

Approval of previous meeting minutes – deferred

President's Report (John Miller)

- Membership toolkit in old biz.

Treasurer Report Assessments: (Tom Nagle and Ben Ghahhari)

- 355 out of 377 homes have paid their yearly assessments.
- We paid our insurance premium, but there are a few outstanding bills remaining.

Committee Chair Reports

Architecture Committee: (Ricky Smith and Steve Matters)

- S. Matters led a discussion about the enforcement provisions of the Bylaws.

Social: (Amanda Gorski)

- Nothing to report.

Common Area: (Lindsey Seay)

- L. Seay is seeking someone to volunteer to head the Common Area committee.
- L. Seay is still working with landscaping company for problems with entrance beds.
- J. Miller emailed the company that applied a seal coat to the common area parking lot, but has not received a response. He will continue in his efforts.

Pool: (Carrie Scott and Christine Ballard)

- The pool operations are running well.
- Minimum age for unaccompanied minors is lowered from 14 to 13.
- Guests are still not allowed per American Pools policy.

Swim Team (Carrie Scott):

- Two more weeks of swim team, going well.

Safety Patrol:

- Nothing to report.

Website:

- J. Miller e-mailed a document to all board members regarding the Membership Toolkit.

New Business:

- **Volleyball Pit:**
 - B. Ghahhari will lead effort to get a company to replace sand in the volleyball pit.
- **Speeding on Redford**
 - M. Gray is concerned about people regularly breaking the 25 mile per hour speed limit on Redford Drive.
 - The board will research the possibility of a speed table and follow up on what is viable.
 - L. Seay will reach out to county.
- **Boats Visibly Stored at Residences**
 - M. Gray is concerned about residents flouting, or exploiting a loophole in, the rule limiting residents to 48 hours of on property, visible boat storage.
 - The Board will look into the matter, but any solution may require an amendment to the bylaws.
- **Golf Carts**
 - M. Gray is concerned about residents driving golf carts on the roads within the neighborhood.
 - As this is a legal matter, the Board advised M. Gray, or anyone else concerned about the matter to pursue a legal resolution through the police or other legal authorities.
- **Matters Log:**
 - S. & J. Matters requested that the Board reconsider its ruling that a rough sawn log header over his fence violated the bylaw mandating architectural harmony.
 - S. & J. Matters presented photographic evidence of fences and other architectural features throughout the neighborhood that they believe support their position that the log header is harmonious.
 - The Board will convene privately to consider S. & J. Matters' evidence and arguments and issue a decision on their request for reconsideration.

Old Business:

- **Membership Toolkit:**
 - The Board unanimously approved purchasing of the Membership Toolkit plan providing website support and the ability for residents to pay for items with credit card.

Next meeting:

Wednesday, August 19, 2020 at 7:30pm, at pool

Meeting adjourned at 8:47 p.m.

Minutes submitted by: Jake Masters