

Chartridge HOA Meeting Minutes
Chartridge Pool
09/16/2020

The meeting was called to order at 7:32 pm

Record of Attendance and Introductions

The following people attended the meeting: Wayne Richardson, Jake Masters, Carrie Scott, Lindsey Seay, Scott Ayers, Ben Ghahhari, Drew Lenier, Tom Nagle, Amanda Gorski, Lauren Wilusz

Approval of Previous Minutes

Approval of previous meeting minutes – approved

President's Report (John Miller)

- Nothing to Report.

Treasurer Report Assessments: (Tom Nagle and Ben Ghahhari)

- Everything under budget except general maintenance and pool maintenance.
- 365 of 377 homes have paid dues. Same 12 homes as last time.

Committee Chair Reports

Architecture Committee: (Ricky Smith and Steve Matters)

- Nothing to report.

Social: (Amanda Gorski)

- Carrie and Heather looking at promoting yoga for kids would provide first class free through month of October.
- L. Wilusz asked whether the Board should consider issuing a statement on trick or treating.
 - The Board will consider the matter next meeting following the issuance of guidance from the state and local government.

Common Area: (Lindsey Seay)

- S. Ayers wondering whether we need volunteers to open and close gate to common area now that pool season is over.
 - L. Seay will reach out to Jim Miller to see if we should go back to that.
- W. Richardson – any discussion about ditch, rain causes flooding, pitch in wrong direction
 - The matter is being pursued via litigation and ongoing attempts to resolve prior to trial.
- L. Wilusz inquiring whether any progress has been made to investigate the discharge of water from Oak Hill Estate
 - C. Scott reached out the HOA but have not heard anything since.
 - T. Nagle will see if we can get the plat to continue investigation of the matter.

Pool: (Carrie Scott and Christine Ballard)

- Need to do a pool clean up.

Swim Team (Carrie Scott):

- Nothing to report.

Safety Patrol:

- Nothing to report.

Website:

- Nothing to report.

New Business:

- **Pool Cover.**
 - C. Scott proposes that we purchase a pool cover for the pools. Total cost is about \$14,000
 - Tabled
- **Dog Poop**
 - Resident is concerned about the increase in foot traffic coming into the neighborhood and the increase in dog poop being left on sidewalks and yards.
 - The Board will consider possible solutions to this matter.

Old Business:

- **Playground.**
 - T. Nagle spoke to the playground equipment company about the ability to get matching equipment, drainage, and exchanging the tunnel for something more open.
 - Current quote is \$32,075.00
 - L. Seay said this is a great cost but she will take the lead on getting quotes.
 - B. Ghahhari asked where the funds would come from.
 - T. Nagle said we have the money in the operating budget but we should review further.
 - Tabled
- **Speed Tables**
 - L. Seay says we have not passed any of the speed tests to have the county place speed tables in the neighborhood and that she would find out if we can install speed tables on county roads.
- **Boat in Yard/Driveway**
 - W. Richardson says resident has had a boat out and visible for a week.
 - W. Richardson believes he is witnessing the neighborhood going downhill and is dissatisfied with the Board's reaction.
 - J. Miller hopes to rewrite and modernize the covenants to allow the board greater authority to resolve such issues.

Next meeting:

Wednesday, October 21, 2020 at 7:30pm, via teleconference.

Meeting adjourned at 9:09 p.m.

Minutes submitted by: Jake Masters