

Chartridge HOA Meeting Minutes
Chartridge Pool
1/20/2021

The meeting was called to order at 7:32 pm

Record of Attendance and Introductions

The following people attended the meeting: Jake Masters, Carrie Scott, Ben Ghahhari, Tom Nagle, John Miller, Lindsay Seay, Scott Ayers, Amanda Gorski, Steve Matters

Approval of Previous Minutes

Approval of previous meeting minutes – approved

President's Report (John Miller)

- J. Miller is working on the Membership Toolkit.
- J. Miller would like to hold a closed session to review and amend the budget.

Treasurer Report Assessments: (Tom Nagle and Ben Ghahhari)

- T. Nagle informed our insurance company about the new playground.
- T. Nagle paid the final playground installment.
- L. Seay made motion to move \$4,113.56 scheduled as common area funds into savings.
 - Motion passed unanimously.
- L. Seay mentioned that there is a MD HOA guidelines have been altered in response to the COVID pandemic to allow social funds not used in one year to be carried over to the next year.

Committee Chair Reports

Architecture Committee: (Ricky Smith, Steve Matters, Charles Blair)

- J. Miller proposed including a letter with the dues packet in March notifying residents that the board intends to start fining residents that are violating the Covenants.

Social: (Amanda Gorski)

- A. Gorski will be stepping down as social chair at the end of this fiscal year.
- A. Gorski is looking to see if we could do something for Easter and whether the fishing rodeo will be possible.

Common Area: (Lindsey Seay)

- L. Seay proposed that we send an email requesting volunteers for residents to serve as chairs for the social, common area, and pool committees.
- T. Nagle reported that the new playground has been installed.
- T. Nagle reported that the trash cans in the common area were overflowing and that he emptied them and removed them from the common area until the landscaping company is not currently emptying the trash cans.
- S. Matters is concerned that the jump pads are under the stairs in the new playground equipment.'

- S. Ayers reported that the lock on the common area gate is broken and would like to replace.
 - S. Ayres is approved to replace lock for less than \$75.00.

Pool: (Carrie Scott)

- C. Scott reported that one motor for pool filter has been pulled for repair.
- C. Scott reported that, if we add a pool cover, it would reduce the amount we have to pay to acid wash the pool in preparation for the summer.
 - C. Blair stated that he doubts whether a pool cover will result in an appreciable reduction in the cost of preparation work for the summer.
- C. Scott mentioned that we need to consider whether we are going to use the same procedures this summer for limiting the number of people at the pool.

Swim Team (Carrie Scott):

- Nothing to report.

Safety Patrol:

- Nothing to report.

Website:

- Nothing to report.

New Business:

- None

Old Business:

- **Common Area Drainage**
 - T. Nagle will send an email to the board summarizing the status of the litigation with the County.
- **Capital Paving & Seal Coating**
 - Company that sealed the cracks and put a seal coat on the common area parking lot has not been responding to J. Miller's inquiry regarding our dissatisfaction with their work.

Next meeting:

Wednesday, February 17, 2021 at 7:30pm, via teleconference.

Meeting adjourned at 9:00 p.m.

Minutes submitted by: Jake Masters