

Chartridge HOA Meeting Minutes
Chartridge Pool
02/17/2021

The meeting was called to order at 7:35 pm

Record of Attendance and Introductions

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

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)

- T. Nagle estimates that we will have approximately \$38,000 cash on hand at the end of the fiscal year.

Committee Chair Reports

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

- Nothing to report.

Social: (Amanda Gorski)

- Still need someone to take over for A. Gorski for next fiscal year.

Common Area: (Lindsey Seay)

- B. Ghahhari is concerned about standing water in the baseball field common area and how to mitigate it.

Pool: (Carrie Scott)

- C. Scott moved for approval of \$5,000 to complete demolition and replacement of the pool deck.
 - Board unanimously approved.
- B. Ghahhari inquired into whether guess passes will be allowed this summer.
 - The answer will depend on whatever guidance we receive from local government

Swim Team (Carrie Scott):

- Nothing to report.

Safety Patrol:

- Nothing to report.

Website:

- Nothing to report.

New Business:

- **Budget**
 - T. Nagle presented the budget for the 2021-2022 fiscal year.
 - This would include a 5% increase in HOA fees.
 - J. Miller moves to approve the budget.
 - Ben Ghahhari opposed the budget because he's against the 5% increase in HOA fees.
 - Budget passes
- **Playground**
 - L. Seay opened discussion on whether to move forward on obtaining estimates to replace the small play structure and monkey bars.
 - L. Seay moved to postpone replacement of the small play structure and monkey bars until next year.
 - Motion passed unanimously
- **Pool House**
 - L. Seay opened discussion on whether to put \$10,000 in the budget as clubhouse contingency which would be earmarked to obtain a feasibility study on building a pool house if the community approves moving forward with a feasibility study.
 - The Board would then survey the residents to determine whether the community would approve the Board to move forward on obtaining a feasibility study.
 - The board agreed that the funds would sit in reserve and, if the community approves it, the funds can be pulled from the reserve funds.
- **Playground**
 - T. Nagle spoke with playground company and asked what it would cost to get some thick rubber pads under the swings and at the end of the slides. Cost for 6 pads would be approximately \$2,200.
 - T. Nagle will follow up and provide further information.

Old Business:

- **Common Area Drainage**
 - T. Nagle will provide an estimate for legal fees for the coming year via email.

Next meeting:

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

Meeting adjourned at 9:02 p.m.

Minutes submitted by: Jake Masters