

Chartridge HOA Meeting Minutes
Chartridge Pool
03/17/2021

The meeting was called to order at 7:30 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 Lenear, Amanda Gorski, Mark Coughlin, Irina Popovici, Adam Winer, Steve Matters

Approval of Previous Minutes

Approval of previous meeting minutes – approved

President's Report (John Miller)

- The membership packets will include directions on registering for Membership Toolkit.
 - Hopefully, next year residents will be able to use Membership Toolkit to pay dues.

Treasurer Report Assessments: (Tom Nagle and Ben Ghahhari)

- T. Nagle stated that we paid our first installment of approximately \$5,668 to American Pools.
- We only have about \$760.00 for common area but we have surplus in other areas.
- We have approximately \$52,000 in cash on hand, of which we expect to spend approximately \$15,000, leaving a little over \$36,000 at the end of the fiscal year.

Committee Chair Reports

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

- Architecture Committee delivered a proposed notice to include in the yearly resident packets.
 - L. Seay suggested that we include citations to neighborhood covenants and bylaws
 - S. Matters will do that.
 - B. Ghahhari does not agree that vinyl fences must be wood look.
 - D. Lenear stated that the bylaws originally did not allow vinyl fences. In the bylaw rewrite stated wood look vinyl ok.
- S. Matter will make changes and attempt to get a finalized version to T. Nagle before Homeowner Packet is printed.

Social: (Amanda Gorski)

- A. Gorski hoping to do the Easter trailer again.
 - There will be no Easter egg hunt in accordance with limitation on gatherings.
- A. Gorski is working on the Fishing Rodeo.
- Yard sale being headed up by Heather Winer.
- A. Gorski passes off the social baton on May 1.

Common Area: (Ben Ghahhari)

- B. Ghahhari reported that there was mulch and weeding to the flowerbeds.

Pool: (Carrie Scott)

- C. Scott moves for approval of \$13,850 for pool cover and install. It will cover both pools.
 - Motion passes.
- I. Popovici would like to know if there is a map showing the paths to the pool, she was informed there were easements for common area access.
 - T. Nagle said it may be worth considering to put on the new website.

Swim Team (Carrie Scott):

- Nothing to report.

Safety Patrol:

- Noting to report.

Website:

- Nothing to report.

New Business:

- **Irina Popovici**
 - I. Popovici is concerned about a neighbor putting in a pool that will remove a tree.
 - L. Seay responded that we do not have the information on that because the resident has not presented the project for approval so we do not have information to comment.
 - A. Winer voiced his opinion that the HOA Board's authority to disapprove the project is limited.
 - I. Popovici is concerned about the fact that several residents do home improvement projects without approval, then request permission if it is brought to their attention that they need approval of the architectural committee.
 - J. Miller represented that the board and committees are volunteers and are doing the best we can.
- **Dogs**
 - T. Nagle raised the issue of residents allowing dogs to roam the neighborhood off leash.
 - T. Nagle will prepare a note to be included on the Homeowner's Packet.
- **Political Advertising**
 - A. Winer is wondering what authority the community may have for the length of time people can have political signage.
 - D. Lenear said that there is nothing in the bylaws addressing political signage.
 - A. Winer will address concerns at the county level.
- **Barbara Vrable**
 - B. Vrable is interested in volunteering with the community in some capacity.
 - J. Miller discussed the ways in which she could volunteer.

- D. Lenear will speak with her more via email.

Old Business:

- **Common Area Drainage**

- T. Nagle has received an estimate for legal fees for the coming year of between \$9,000 and \$11,000 if a decision is made to proceed on an engineering study

Next meeting:

Wednesday, April 21, 2021 at 7:30pm, via teleconference.

Meeting adjourned at 8:31 p.m.

Minutes submitted by: Jake Masters