

Chartridge HOA Meeting Minutes
Chartridge Pool
04/21/2021

The meeting was called to order at 7:36 pm

Record of Attendance and Introductions

The following people attended the meeting: Jake Masters, Carrie Scott, Ben Ghahhari, Tom Nagle, John Miller, Drew Lenear, Amanda Gorski, Mark Coughlin, Irina Popovici, Angie Antoniak, Christopher Wright

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)

- We have 9 days until the end of the fiscal year.
 - Our projected total at the end of the year is a little over \$47,000.00
- B. Ghahhari asked if there was any follow-up on outstanding dues from 2020 fiscal year.
 - B. Ghahhari would like for us to start pursuing legal action against residents who have not paid.
 - T. Nagle said that we are fortunate that we only have a very few and it would only come up when they try to sell the home and would have to come current at that time.
- We've received about 150 payments for the 2021 fiscal year dues thus far.
 - They are due May 1, 2021.
- We have discussed outsourcing bill payment and receipt of funds.
 - The quote we have is about \$3,000.00 a year.
 - Estimated 10 hours a year for receivables, which would be a flat fee of \$500.00.
 - Estimated 2-4 hours per month of other work.
- T. Nagle moved to approve Flaherty Solutions at a cost of \$3,000.00 a year to perform the services discussed.
 - B. Ghahhari asked if any other quotes were received.
 - T. Nagle responded no.
 - B. Ghahhari has reservations about going forward without obtaining two additional quotes.
 - He thinks this sounds reasonable, but would like to see two more quotes.
 - B. Ghahhari would be willing to obtain two additional quotes
 - J. Miller stated that he should have raised this concern in a timelier manner.
 - Motion Passes.

Committee Chair Reports

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

- I. Popovici asked if there is a formal process of appeal of architecture committee decision.
 - D. Lenear stated that it is addressed in the bylaws and asked that she reach out to him to discuss.

Social: (Amanda Gorski)

- A. Gorski reported that the Easter float went well.
 - Yard sale in early May.
- A. Gorski is stepping down as social chair now.

Common Area: (Ben Ghahhari)

- B. Ghahhari reported that he will be ordering a load of sand for the volleyball pit.
- B. Ghahhari reported that L. Seay is communicating with the landscaping company.
- G. Rhodes is moving to another committee.
 - B. Ghahhari will be the only member of the Common Area committee.
- B. Ghahhari will include greater details in the contract with landscaping company and meet with D. Lenear to discuss any potential changes.

Pool: (Carrie Scott)

- C. Scott will schedule pool clean-up day, possibly May 1st, mostly ready to go.

Swim Team (Carrie Scott):

- Swim team will go forward, possibly 60 kids.
- No JV this year.
- Meets will be virtual.
- M. Coughlin asked if out of neighborhood baby sitter is considered a family member or a guest.
 - C. Scott answered that they would be a guest.
 - I. Popovici expressed that she disagrees with that rule.
 - C. Scott said that during the pandemic it would not be a good idea.
 - B. Ghahhari said that he would agree with I. Popovici if there were no pandemic.

Safety Patrol:

- Noting to report.

Website:

- Nothing to report.

New Business:

- **Little Free Library**
 - A. Gorski said that they are usually listed on a website and people outside of the neighborhood are likely to visit.

- I. Popovici would not want it located anywhere near the pool, maybe near the Redford entrance.
 - A. Antoniak said that maybe that could be part of his Eagle Scout project determining the safest place to locate it.
 - A. Gorski said that you don't have to register it but there are benefits to registering.
 - D. Lenear said that he would want the Eagle Scout should have to report to the board his due diligence.
 - J. Miller will report back and ask for more details.
- **Facebook Groups**
 - J. Miller said that the Board is not involved in either of the Facebook pages.
- **Proposal Solicitation**
 - B. Ghahhari suggests that requests for new contracts that we have a duty to get multiple quotes.
 - J. Miller said that B. Ghahhari did not actively volunteer when T. Nagle brought up the accounting firm bid, and only raised his objection at the final hour.
- **HOA Board Voting**
 - T. Nagle reported that all the three nominees on the ballot (J. Miller, D. Lenear, C. Wright) were voted in.
 - T. Nagle reported that we received several write-in candidates.
 - 2 write-in candidates received multiple votes, one of which deferred consideration.
 - M. Coughlin won the write-in spot.
- **Swing Set Pads**
 - T. Nagle received one quote, would like to allow an opportunity for anyone to volunteer to receive additional quotes by May 15th.
 - B. Ghahhari volunteered to obtain additional votes.
 - J. Miller would like to have the quotes by May 5th.
 - B. Ghahhari said he could do it by May 15th.
 - C. Wright said the sooner the better.
 - T. Nagle will follow up by email.
 - Motion to tentatively approve purchase and allow any board member to obtain competing quotes by May 15th and if no quote comes in 10% less than the quote received by T. Nagle, then T. Nagle is approved to go forward with current quote.

Old Business:

- **Dogs**
 - J. Miller reiterated that residents need to keep their dogs on a leash or in their yard.
 - D. Lenear says that it would be good if you see a dog roaming
- **Unlicensed Motorized Vehicles**
 - J. Miller said that county laws prohibit unlicensed motorized vehicles from driving on county roads.
- **Common Area Drainage**
 - T. Nagle said he is still trying to get a meeting.

- B. Ghahhari said that the water level on the side near ball field is rising even when the trench is not overflowed.
 - The water in the backstop area seems to be drying up.

Next meeting:

Wednesday, May 19, 2021 at 7:30pm, via teleconference.

Meeting adjourned at 8:47 p.m.

Minutes submitted by: Jake Masters