



Chartridge Homeowners' Association

Meeting: Open Quarterly Board Meeting
Meeting Date: May 19, 2021
Location: 455 Retford Dr

	Chartridge Board		Residents	Location
X	Miller, John	President FY 22	Dan and Lilyana	Bottsford
X	Lenear, Drew	Vice President FY 22	Irina Popovici	Charington Dr
Abs	Ben	Treasurer – FY 22	Tom Nagle	Stockbridge Ct
X	Coughlin, Mark	Secretary – FY 22	Justin Short	Hucknall
X	Chris Wright	At-Large FY 22		
X	Masters, Jacob	At-Large FY 22		
X	Carrie Scott	At-Large		

- A. Meeting called to order 7:35
- B. OLD BUSINESS
 - a. Last month's minutes approved.
- C. REPORTS
 - a. President and Treasurer – John
 - i. Outside accounting firm hired and onboarded
 - ii. 92% of dues paid. 30 outstanding.
 - b. Committees.
 - i. Social -
 1. Head – Lindsey C and Co-Head Megan Lenear
 2. Opening Day for pool – planned – final details will be forwarded email blast and Facebook.
 3. Chartridge.com / subscribe to emails.
 - ii. Pool –
 1. Reservation system up and ready.
 2. Link same for old members. New members to be notified by email.

3. Updates will be provided by email, regarding reservations, time allotments, in/out procedures, etc.
4. There will be one cleaning period during the average day.
5. Masks for everyone going into bathroom.
- iii. Swim Team
 1. Currently 53 swimmers. (61 is break even.)
 2. May 28 end of regular enrollment.
 3. Start practices Tuesday Jun 1.
 4. Virtual Meets July 10, 17 and 24. Only Chartridge kids in Chartridge pool.
- iv. Common Area
 1. Acknowledgement of sand coming over from neighborhood HOA.
 2. County work on Jumpers upcoming. – Final engineering this FY. When will it go to CIP for construction?
 - a. Feb 2018 study link: https://www.aacounty.org/departments/public-works/engineering/Jumpers%20Hole_Final%20Report_Feb%202018.pdf
 - b. Pages 76-77 (pdf of 122) for CIP budget spending
https://www.aacounty.org/departments/budget-office/forms-and-publications/fy-2021/FY2021%20Approved%20CIP_04_Roads%20and%20Bridges.pdf
 3. Trash cans in Common Area – emptied by Chapel Valley. Justin Short volunteered to place cans.
- v. Architecture
 1. Letter to homeowners. Before night of Sunday 5/23.

D. OLD BUSINESS

- a. Permits for swimming pool on Charington. A homeowner has begun constructing a pool following both the HOA architectural and county permitting process.
 - i. Neighbor has an ongoing objection to the pool and process.
 1. wants the board's legal counsel to follow-up on previous asked and answered questions.
 2. requests how to get the pool owner's approval rescinded, through an appeal to the rejection of her application to reject said pool.
 3. claims to be submitting such an appeal at the moment, no documentation included.
 4. claims to be singled out.
 5. requested documentation of process by which she can appeal said rejection to her previous appeal.
 - ii. Board President closed subject referring the resident to board's legal counsel.
- b. Proposal for pads under slides. APPROVED.
 - i. PlayMark (company that installed the new play structure) - \$2,580 INSTALLED - PRICE HAS GONE UP APPROX \$400 SINCE LAST QUOTE. This breaks down to \$600 for shipping/mobilization + \$330 for each mat INSTALLED. \$330 per/installed *6 + \$600 shipping/mobilization = \$2580
- c. Loose dogs – resolved.
- d. Woods are patrolled by police. Woods may be owned by different HOA.
- e. Unlicensed vehicles. Notices provided.

E. NEW BUSINESS

- a. Real estate transactions
 - i. Process discussed for information purposes. Ben Roberts to continue to be primary contact. An email will be set up so that Ben + Treasurer will have sole points of contact. Two points of contact will ensure efficiency of process.

- ii. Do we want to do a welcome package – directed to social committee??
 - 1. No resolution. Open to revisit.
- b. Candence of meetings to be quarterly as permitted by by-laws.
 - i. Next Meetings August 25, November 17, and April 6.
 - ii. (Summer meetings have best attendance).
 - iii. Fiscal Year is May 1 to April 30. Originally organized around pool season. (anecdotal)
- c. Mosquito spraying
 - i. Roads – work by county – John M to coordinate
 - ii. Common area – needs a private contractor.
- d. Fundraisers and uses.
 - i. 4th of July (Sunday) -evening picnic – Justin Short to coordinate with Lindsay and Megan.
 - 1. Other fund-raising efforts may be repeated.
 - ii. Other fund raisers include gift to lifeguards,
- e. OPEN PROPOSALS / REQUESTS FOR PROPOSALS / Capital Improvements
 - i. Play mats at playground – no longer open. Approved.
 - ii. New – recurring - Mosquitos – Carrie and Jacob will get two quotes.
- f. Request from member
 - i. Regarding Old business D (a). a second neighbor requested that attorney time and fees be only as authorized by board.

F. CLOSE – Meeting Adjourned 8:35