

Chartridge HOA Meeting
Chartridge Pool
8/13/15

The meeting was called to order by Ben Roberts at 7:35 pm

Record of Attendance and Introductions

- The following people attended the meeting:
George Evans, Ben Roberts, John Mennell, Brigid Stair, Suzi Patterson, Carrie Scott, Deb Vandenberg, Lauren Wilusz, Amanda Gorski, Chris Washburn

Approval of Previous Minutes

- Previous meeting minutes were approved by Board via email

President's Report

- Sidewalks along Jumpers – Tuesday night Ben was asked by the president of Greater Severna Park Council how we feel about the proposition. Ben feels good about more walkable areas near us. In the past residents of Chartwell that backed up to Jumpers opposed sidewalks. When it came time to vote no one from Chartridge attended the meeting, only residents of Chartwell were present. Chartwell has since changed their tune. They are planning on holding a meeting and inviting us. The plan that they are most receptive to is a hiker biker trail on their side. Some residents of Chartwell have extended their fences beyond the easement onto county property. This could be an issue
- Right of way at the end of Benforest – an easement/right of way existed until a resident closed up the space with a fence. Is this a county or community easement? Ryan Scott is able to check on this.
- Controlled crosswalk at Yorkshire – there has been some interest in pursuing this.
- Ben emailed the Reford Drive resident who was concerned about an exposed wire and trees. A ticket was opened with BGE. The wire was not cut. It was a cable wire sealed with insulation and tree roots were pushing it up.
- Trees – need to speak to Mike Husselbee who is not in attendance tonight – we will table this issue.
- Need to look at documents on website and make sure the address on documents states the new address and not the old P.O. Box.
- George Evans renewed the P.O. Box out of his own money, to be safe in case anything else comes in. Activity has tapered off and seems to be mostly junk mail and mailings from Anchor.

Treasurer's Report

- As of today 358 out of 377 assessments have been paid.
- We received 2 more returned checks for non-sufficient funds.
- Late notices are going out to those that remain outstanding.
- We have issued 8 HOA resale packets.
- We remain \$3,000 under budget.
- Nothing in the budget is getting close to going over.
- The swim team support check was paid.
- We have \$600 extra in our insurance budget.
- We have tapped into reserve funds – replaced the fountain in the pond and volleyball net
- Property taxes due end of September
- Online Gateway – per Suzi we will be charged for one more month then it will be cancelled. George also called again on this.

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- Nothing new to report
- Angie Antoniak stepped down. Brigid Stair is taking her place.

Chatter (Lauren Wilusz):

- The first edition is set to go out the beginning of September.
- As of today the only content that has been submitted was from Mike Husselbee.
- Content needs to be received by Sunday
- September 1st is the targeted distribution date
- Lauren is working with Carrie on an updated list of court captains
- Months that the chatter will now be published are December (instead of January), March, May and September

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- A resident inquired about using the common area parking lot as parking for their wedding reception.
- Anyone that can randomly take a lap through the parking lot are encouraged to do so.
- Lt. Gilmore sent out an email saying he is our community liaison and he thinks he can attend out October meeting.

Safety Patrol

- Nothing to report

Pool Committee (Aleigh Vancaster/John Mennell)

- Steve McKinney has indicated that at block number 3 the stand is wobbly. The block rocks.
- There was an issue with a life guard and Julie Bresson. The guard has been fired.

- There was an incident a resident jumping in to assist a struggling child. Their cell phone was destroyed because of this. We are waiting on the official report from Anchor. John will follow up with both of them.
- Feedback was requested on a mid-season meeting with Anchor. No one responded. Some said that the survey monkey link did not work.
- Vending machine is for sale – no interest yet.

Reserve Committee (Mary Pat Bozel)

- Potential upcoming expenses – concrete repairs (\$30k) and resurfacing bottom of pool (\$12k).
- A walk-thru with Anchor is going to be scheduled to assess the breakdown of the cost.

Social Committee (Julie Bresson)

- Adult party is scheduled for August 29th. Michelle Corey is in charge of the event.
- There is a hold on spending now until all of the receipts are in for the adult party and wacky Wednesday activities.
- Spraying for mosquitos – Carrie hasn't heard back yet. One time spray should cost around \$85. They also spray for ticks and other bugs . Carrie has poured chlorine and water down all of the drains to help with the fly problem. Carrie hasn't done the chlorine on the decking yet but she plans on doing so. Larva tends to build up under the decking.

Swim Team (Steve McKinney)

- Carrie spoke to Steve. He has the starter at this house.
- Steve suggested that the garage door be repaired/replaced. It is dented and have to put a block on one side to open it. It is not safe. Estimated that it should cost approx. \$350 to replace and install a new garage door. Steve had a couple of people look at it and they didn't know how to fix it. Carrie will get a couple of estimates. Expense will be paid out of reserve.
- There is no key for the door on the side of the garage. Brian Werre said that he can change the lock.

Website (Vince Burke):

- No Report

Ad Hoc Committee – Sabrina Chase Phase II (Tom Scott):

- Tuesday was the Greater Severna Park Council meeting. Ben read an email about cluster housing. Ben made a motion at the county council meeting to send a letter against additional cluster housing development to Steve Schuh and Michael Peroutka. Hoping to get several other organizations involved and send letters.
- There are 28 houses on 7 acres requesting variances

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- The committee met for the first time. The Bi-laws are being retyped.
- There was also some interest in a club house and proposing this at the same time as the revisions to the bi-laws. Nick Crassanesse was the head of this in the past. May want to

get some feedback from him on this.

GSPC Liaison Report (Ben Roberts):

- September 8th is the next GSPC meeting and next county council meeting.

New Business:

- OHES has been notified of our upcoming meeting to be held there.
- Yard Sale

Old Business:

- Gainsboro - Statement of account sent to attorney. She is in contempt.

Next meeting Thursday, September 10, 2015 at 7:00 pm for Board, 7:30 for community. Location: Oak Hill Elementary School.

Meeting adjourned at 8:40 p.m. by Ben Roberts

Minutes submitted by: Brigid Stair