

Chartridge HOA Meeting Minutes
POOL
7/18/2018

The meeting was called to order at 7:34pm

Record of Attendance and Introductions

The following people attended the meeting: Tom Nagle, Drew Lenear, Amanda Gorski, Lindsay Seay, John Miller, Carrie Scott, John Fish, Margie Kerr, Mark Gray, Adam Winer, Bethany Kerley, Megan Lenear, Jim Miller, Mary Pat Bozel, John Gontrum, Christine Ballard, Lauren Wilusz, Tara Cronwall, Jason Cronwall, Tom Scott

Approval of Previous Minutes

Approval of previous meeting minutes – approved

President's Report

- Independence Day party -kudos to the social committee for an excellent party. Thank you Megan Lenear, Mary Pat Bozel, and all the wonderful volunteers. The light show was awesome!
- Sabrina Park: There is a recent filing of new plans that appears to be in alignment with the changes the appeals board suggested. Tom Nagle mentioned a letter that was given to some community members that are near the area where development would take place. There is a meeting on August 20 at the Severna Park Library. The new plan includes the building of 18 new houses. The planning and zoning office has not received plans yet. Tom Scott came later in the meeting to stress that the meeting will be the final meeting before final approval and eventual construction. As long as the new plans are within compliance of the ruling then construction will be able to go forward.
- Safety issues: There was discussion about this past weekend regarding some vandalism at the pool during a party in the neighborhood. Lindsay Seay verified that there was a party by a teenager that resulted in property damage at the pool. A police report has been filed in case replacement is necessary as well as possible community service hours to be served. The pool committee and board are in discussion with the parents for possible replacement of damaged property. Per the rumors of other occurrences in the community, no other events took place in the neighborhood and were just rumors. Jim Miller -Discussion arose that more cameras may be necessary to see some of the blind spots at the pool area. Mary Pat Bozel suggested that Facebook and other social media be more closely monitored to delete false rumors until they have been verified. This brought about discussion to have community members to please email the committees directly when a question pertains to a committee. A suggestion was made to make a pinned post on Facebook with all the email addresses to help clarify some committee questions. Megan Lenear will pin the post. An email blast will also go out to the community with the email addresses. A suggestion was also made to create a new page for the welcome packet for new home owners in the community to include the email addresses of committees.

Treasurer Report Assessments: (Tom Nagle)

- We are down to 18 homes that need to pay dues. There are 2 homes that are a few years overdue. Late notices will go out soon.
- The reserve is healthy and deposits will be made to the bank this week.
- Tom Scott discussed with the attorney to send an invoice for services rendered for Sabrina Park Phase appeal. The money will come out of savings.
- Social activities are paid.
- The \$1400 for the swim team in past years has been used to cover the UAA fees. The current swim team is raising money and afloat.
- A question was posed about the reserve fund and what the money can be used for to purchase items. Mary Pat Bozel shared how we plan for improvements that are to be made in the community.

Reserve Committee (Mary Pat Bozel)

- A request was made by Mary Pat to get a list of the improvements from the committees to be made to project spending for the upcoming years. The committees will meet with Mary Pat Bozel to share 1, 3, and 5 year plans to make an on paper plan prior to October.
- Resurfacing of the main pool will be a discussion later in the year.
- The parking lot will be resurfaced as soon as the pavement is dry, hopefully in the fall.
- Mary Pat will be sharing an updated spreadsheet about the reserve funding plans.
- Ben Roberts will meet with Jim Miller about putting up the new community bulletin board signs.
- Drew Lenear suggested possibly getting bids for reoccurring businesses in the neighborhood.

Committee Chair Reports

Architecture Committee: (Lee Scott)

- Letters have been sent on all the boats and actions have been taken.
- Architecture committee requests are all up to date.

Chatter: (Lauren Wilusz)

- A double-sided calendar update document will cost about 50 dollars a printing. The money will come out of overflow.
- Lauren Wilusz will put an update out by the end of July.
- Lindsey Seay will take over with the October issue of the chatter.
- A suggestion was made to put out sign up posters at Wacky Wednesday next week to try to get more volunteers for upcoming social events.

Common Area and Safety Patrol: (Jim Miller and Tim Bowerman):

- There is concern about the emptying of trashcans at the common area. Jim Miller will talk with Recinos about the cost of monthly maintenance for emptying the trashcans.

Currently, the trashcans are emptied by a community member. Drew suggested getting a comprehensive bid for upcoming monthly maintenance of the common area.

- Mary Pat suggested getting the trees cut back by the well side of the pool.
- Lindsey Seay received multiple bids about the pond management. Each bid comes with a complete pond clean-out costing thousands of dollars. Lauren Wilusz shared that the pond color has returned to a more common color. The pond is designed as a retention pond and is only stocked once a year by the DNR. Mary Pat Bozel suggested looking at an extra aerator to use in times of need at the pond to prevent future fish-kill. Further research and considerations will be made.

Pool Committee: (Carrie Scott/Tom Nagle)

- The ice machine is broken. A new machine top has been picked out and is ready to be ordered. This will also include a filter system.
- The baby pool is in the completion stages and will open soon.
- Repairs have been made in the main pool. Water is still leaking under the rocks but when the water was tested it was found to have no chlorine. There appears to be a natural spring of some sort under the pool.
- The pool committee is currently looking for bids for pool maintenance for next year.
- Cameras are watching signs will be added to the gates of the pool to hopefully help deter vandalism.

Social Committee: (Meagan Lenear)

- The Independence Day party went well. 1600 dollars was spent in total. \$882 was spent on the lightshow.
- Ladies night was a lot of fun. The event cost \$840 but \$200 was brought in to help cover costs.
- The social committee will consider dates for future events to try not to overlap with multiple events in the community.
- August Wacky Wednesday volunteers are still needed.
- Kiddie Camp will occur the week of July 30.
- August 9: Men's Night. The cost will be 10 dollars per person.
- Adult Party: August 18 - This will include a pig roast. A sign up sheet for volunteers will come out soon.
- The social committee is within budget.

Swim Team: (Sonya Woolsey)

- No report

Safety Patrol: (Jim Miller)

- Jim Miller shared there used to be people driving down to the common area. When the cameras were installed, this went by the wayside.
- John Fish, Jim Miller, Tim Bowerman, and Tom Nagle currently have access to the cameras. The previous board had access. The cameras have a livestream and a playback. Jim Miller suggested giving a playback option to the community.

- An observe and report to the authorities suggestion was made for suspicious activity. Christine Ballard will get bids to look into a company to watch the cameras. Drew Lenear suggested giving camera access to the board. John Miller volunteered to set up analytics if wanted in the future.

GSPC Liaison Report: (Drew Lenear)

- No report

New Business:

- The revised by-laws will be registered and sent out once they are officially available. The updated by-laws will hopefully be sent out by the end of August.
- The speed on Retford Drive is of concern. A suggestion was made to possibly put in a stop sign at the corner of Retford and Ixworth.
- A concern was shared about a truck on Retford with the commercial name on the side. The board was presented with an email from the previous board by a community member about guidelines used in the past. The board will discuss and respond at the next HOA meeting.
- A concern was made about the safety with the snowball truck that visits the community. The board suggested using parent discretion.
- A concern was made about the amount of litter at the common area. Please remember we are a community of volunteers. Please remind your friends and family to clean up after themselves. The lifeguards are not contracted to clean up community messes.
- A concern was made about people not parking in driveways far enough up and blocking the sidewalk. Please remember to not block sidewalks.

Old Business:

- No report

Next meeting:

Wednesday, August 15, 2018 at 7:30pm at the Chartridge Pool

The meeting adjourned at 9:36p.m.

Minutes submitted by: Amanda Gorski