

CHAPEL GROVE HOMEOWNERS ASSOCIATION
Minutes of the Board Meeting
April 26, 2006

The Board of Directors of the Chapel Grove Homeowners Association met at the offices of Champion Realty on Wednesday, April 26, 2006.

Present were:

Doug Zander - President
Nancy Gossard – Vice President
Luella Bressler - Secretary
Byron Malogrides – Treasurer
Patty King – Member-at-Large
Mike Miller – Member-at-Large
Randy Buckley – Member-at-Large, Newsletter

Lisa Ringler – Chambers Management
Josh Mahoney - Landscape Committee Chair
Danielle Mahoney – Communications Committee
Paul Stearns – Covenants Committee Chair
Ricky Kwok – Homeowner
Gail Kramer – Recording Secretary

CALL TO ORDER

Doug Zander called the meeting to order at 7:04 p.m.

MINUTES REVIEW

Byron motioned to approve the minutes from the March 2006 meeting as written. Randy Buckley seconded the motion. There was no additional discussion. The minutes were unanimously approved.

OFFICER REPORTS

PRESIDENT'S REPORT

Doug Zander announced the following issues would be addressed at the meeting with the Board and committee members:

- Asked Lisa to address whether Larry Bergoon is confirmed for May during her management report. Lisa was also asked to address the POC for the pool and roof issues as well as the Juanita Court and LaMocha Drive county inspector run-off issue and the Joustaberry grading issues. Doug also noted he wants to make sure the Joustaberry issues don't get mixed up with the Killarney grading issues.

- Parking committee discussion will center on finding out where the committee stands in regard to the process of getting the surveys back in and what the next step will be. The towing contract which was provided by the management company six months ago will also be addressed.
- Communications committee will provide an update on the website.
- The landscape committee will address the sprouts planted on the top of the ridge line by 800 LaMocha, the plan, policy and procedure for the 40 dead trees and thoughts on fence and irrigation bids.
- The pool committee will discuss pool progress and its punch list.
- The covenants committee will address the committee's fine schedule and proposals to the Board and any progress on covenant refinement.

Doug emphasized he wanted to be sure all of the issues were addressed so the Board could move forward on any items, vote on items or provide additional assistance to the committee chairs on any issue. Committee chairs will be asked what they think priorities are.

Nancy reported she talked to residents of Killarney and they would like to be involved in the covenants restructuring discussions because of their unique situation. She also acknowledged the nice boiler plate covenants sample Byron provided.

TREASURER'S REPORT

Byron provided the following report:

- There have been no unexpected expenditures.
- Investments. Chambers sent a check for \$25,000 to SmithBarney to create the account that will be use as the checking account. Byron is still waiting for something to happen on the \$161,000 that is in the checking account of which \$25,000 was taken out so there is currently approximately \$138,000. The account needs to be under \$100,000. Everything will fall into place within the next month or so.
- Decided to move some money around at the last meeting but will hold the association's position at Old Line Bank because it matures on August 25th. The interest bearing note is getting 3.33% and rather than take a penalty the association will hold off closing the account until it matures. Lisa said there would be no penalty.
- Byron asked Lisa if Winchester is paying the association per lot they have control over. Lisa said the initial declarations had Winchester paying assessments but the first amendment changed that unless they own a lot other than the declarant is occupying. Doug said he recalled hearing from Rose that after 75% occupancy was achieved Winchester would be paying the association for each lot not yet sold. Lisa reported the issue is addressed in the first amendment to the declaration. Doug asked Lisa to provide additional information during the management report. Doug said the association is still seeing sale income in capital gains but is not seeing per lots still held by Winchester after 75% occupancy. Byron noted in March the capital contribution for those homes was \$1,250 because five homes settled in March.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Randy Buckley introduced Danielle Mahoney as a new committee member. He noted she has some great ideas for the newsletter. The committee is starting to work on the website and will address format changes in the future. Randy also reported he looked at another community's website and has picked up some ideas for community events, i.e. community clean up day. He also noted Josh Mahoney is a web editor and may be able to supply ideas for Chapel Grove's website.

LANDSCAPE COMMITTEE

Patty King reported she has been pleased with Seasonal Changes' work. A walkthrough of the community still needs to be done.

PARKING COMMITTEE

Mike Miller provided the following information:

- The parking survey was mailed and there have been 17 responses thus far. The survey is open until the 15th. Based on results of the survey the committee will present its recommendations to the Board.
- Doug asked if the committee has addressed the towing contract. He noted the committee received a letter and a packet covering towing information which referred to what is in covenants now. Mike said the committee has not discussed the towing contract yet but will do so once the rules have been determined.
- The committee will meet with the fire department to determine where curbs need to be painted. Doug asked if it is the committee's expectation to have the process completed so the painting can be done by the end of May. Mike said the survey ends May 15th so the painting should start in June.

LANDSCAPE COMMITTEE

Josh Mahoney provided the following information:

- Seasonal Changes has started mowing and edging. They will also do all the prep work on trees and shrubs before they mulch.
- The irrigation system was turned on by Crownsville. Irrigation proposals for the pool area will be secured by Crownsville by the end of the week. The proposals will cover the main areas that need irrigation that aren't being called out for future plans, i.e. a pavilion, mulch bed, etc. He will meet with the pool committee to discuss the issue.
- Seasonal Changes will remove the trees that were planted without authorization on the hill. Lisa explained no one claimed responsibility for planting the trees. Josh said the trees are not on the plat so he told Tom to remove them. The trees are "Charlie Brown" trees with no potential for growing into anything significant. Nancy questioned whether there should be foliage there. Doug explained they don't know what type of trees they are, how big they

will get and whether they would block views and by keeping them he is not sure what the association is signing itself up for in regard to maintenance. He stated the right answer is to move forward and remove the trees.

- Josh has a list of 40 or so dead trees within in the community. His goal is to provide the Board and management company a list of the trees and a plat highlighted with their locations. Lisa said residents should contact Winchester Homes' customer service to report dead street trees. Trees are on a one year warranty. Doug said he would prefer to send a complete list of dead trees to Winchester rather than having individual residents contact them. Josh will send Winchester the list. Paul Stearns, covenant committee chair noted many homeowners don't understand that the trees lining the road are the responsibility of the homeowner and consequently they are not maintained consistently, i.e. some are maintained and some are not. He also stated the association should take over the trees and mulching so there is a consistent look in the neighborhood. Doug noted the suggestion and said there will be some people who won't want their areas maintained and others would. Doug said the issue will be something that will be discussed in the context of the overall appearance of the community. There has to be a way to identify those residents who are not maintaining their property and how to rectify, correct it and enforce it. Perhaps after the second time a resident is notified they are not maintaining their property a six month contract is drawn on that house from the landscaping company and the bill is given to the homeowner. Paul noted it could be a covenant violation. Doug said the issue should be addressed with the residents who are not maintaining their properties and ruining it for the rest of the homeowners who do. Doug would like the landscape committee and covenants committee work on how to address the problem.
- There was also discussion concerning fence styles and material choices and whether to go with the current design or something different to distinguish the community from Piney Orchard. A decision was not made.
- Josh spent two hours with Crownsville reviewing 27 irrigation zones. Two heads were replaced due to the age of the system. Crownsville was the original designer and system installer. Half the system runs on even days and the other half runs on odd days. The system starts at 12:15 a.m. and runs until dawn. Each zone will run an average of 20 minutes depending on the zone and heads. Byron asked if there is much spray going into other yards. Josh said no and that the system was designed to hit the visible areas at the entrance. Doug asked if there is a concern on the other side. Josh said if there is it can be dealt with later because the system can hold 32 zones. Byron asked if there is a special water rate. Lisa said she contacted Anne Arundel County last year to let them know it is a sprinkler system not a sewage system so the association is paying the irrigation rate.
- Crownsville gave a \$10,000 ballpark proposal for installing a system at the pool and \$700 - \$1,000 for plumbing to tap into the pool house for water for the new system. More bids will be secured. Doug said the landscape and pool committee should address short term and long term irrigation goals but also the fact that Winchester did not provide a watering plan and much of the grass is dead. Doug asked Josh to give the Board their irrigation recommendations and then the Board can contact Winchester to discuss the fact there wasn't a watering and irrigation plan when it was a Winchester run Board and perhaps they would be willing to re-sod if the association puts in an irrigation system. Doug

cautioned the Board against only looking at needs to be watered today because other stuff is dead, instead look at it in a holistic approach. Josh acknowledged the suggestion.

- Josh said Seasonal Changes has litter pick up in their contract. They should be picking up litter at the water management pond with water skimmers and pick up as much as they can. They should also pick up trash along the tree line as well every time they come out to mow. Tom Eckhardt, the owner of Seasonal Changes has volunteered his time to walk through the community to make sure his crew is hitting all the spots they are supposed to. Seasonal Changes is also trimming bushes, etc., and should be on site for two weeks. Randy said a county public works employee is going to put chain locks on the storm water management pond gate. Randy will get a set of keys from him.
- Lighthouse/guardhouse has three issues; 1. The lock needs to be changed. 2. The inside light needs replacing and 3. A scratched piece of plexi-glass needs replacing. Lisa said all the controls are in there. Josh also reported he has the key to the irrigation system now so that it is not sitting in the lighthouse. Byron asked Josh to take the lead on getting the lock key changed by calling a locksmith. Josh agreed to the request.

COVENANTS

Paul Stearns provided the following report:

- The committee conducted single family home inspections. Nancy noted the committee walked the community for four hours. Paul stated walking the community gave the committee a different perspective vs. driving thru the community. Lisa said the letters to homeowners with violations will go out the next day.
- The committee reviewed 20+ applications last week.
- The committee has also been reviewing the fine schedule and the covenants from Walden 678. They will meet again to work on the issue and will present their recommendations to the Board as a package.
- There was extensive discussion concerning satellite dish applications. Doug asked if the committee is at the stage where there are enough infractions that some type of notice to residents should be sent. Paul said a notice could be sent out and stated the committee received two applications and both were denied because they were going to be placed in front of the house. Residents are being asked to provide more information about placement and to have a licensed technician provide evidence that the dish won't work if placed in the rear of the home. Paul further stated the committee unanimously denied the applications. Paul is anticipating a lot of complaints from the inspections. He noted there were numerous satellite dishes the committee did not receive applications for. Some are not within standards. Lisa said 85 – 90% were within standards but just need to do the paperwork. Randy asked other than the satellite dishes did the committee find any major infractions during their inspections that must be undone. Paul said no, there were just things that will be approved.
- Paul reported the committee saw some really weird things, i.e. downspout two feet from a house. Doug asked if he is okay with holding off sending covenant changes. Paul said the committee needs a representative from the town homes because it will be really important to have someone from that area when the documents are being re-written. The committee meets the third Thursday of every

month, 6:00 p.m. at Paul's house. Mike Miller is considering volunteering for the committee. Paul explained he receives applications and the committee reviews the requests by considering community standards when deciding to approve or deny the request. He noted there must be a yardstick, a measure of what is acceptable. Mike said he disagrees with half the covenants. Doug said the committee makes decisions based on the knowledge of the covenants verbiage, what the standard has been up to this point. Doug said what if the Board puts in writing that the Board and the association as a whole have said this is what we want as standards. It can be changed and that is what Paul and his committee is doing now. He further stated it still comes down to the fact the association has to have a yardstick to compare an application to what the accepted documented process is. Paul noted the covenants provide guidance and allow for some variance but the committee takes into consideration the grade of the lot, etc. Paul said it will be really important to have someone from townhome on the committee when the documents are being re-written. The issue was debated at length.

POOL COMMITTEE

The following pool issues were addressed:

- Louella reported the committee felt it was better to get stickers to fit over the existing pool passes that will denote 2006 at a cost of over \$200. Last year the committee purchased pool passes. Byron noted the money is in the budget. Nancy questioned whether or not the committee has considered purchasing new plastic tags instead of stickers. Paul said there needs to be a system in place to deny homeowners with covenant violations pool privileges. Lisa reported the tags cost \$1540.00 last year. She also noted last year she provided the pool committee a list of homes ineligible for pool access due to assessment arrears or covenant violations and updated the list weekly. She noted the management company worked with the pool committee to determine what the flexibility is on covenant violation and pool privileges. Doug asked Lisa what the process is when a homeowner falls into arrears to get back pool passes. Lisa said guards are instructed not to let homeowners on the list into the pool. Doug said they should get a letter asking them to mail the management company their passes and doesn't think the Board or the lifeguards should be responsible for knowing that information. He further stated a process needs to be determined to hold homeowners accountable when they are not adhering to the guidelines. Residents should be told if they are outside the covenants guidelines they have a responsibility to the community to be within the guidelines and if they're not the Board needs to document it, and warn them a first letter, second letter and then a letter from the association's lawyer. Louella said dates for picking up stickers will be announced.
- Byron asked Lisa if she received a bill from Olympia. Lisa said no. Byron said Olympia did five of the cracks. There were two fine line cracks which they did not touch because they felt it would aggravate the crack if they went in and ground it out again and then filled it. The technician said the two fine line cracks would not be a problem. The cracks were not sealed or anything and will be looked at again next year to see if they have worsened. Randy said Olympia was the original manufacturer of the pool. Byron said there was a one year warranty when the pool was built. Byron also said Olympia is doing the repair at ½ or more of what American Pool Management (APM) quoted for the same work. Byron

wanted it for the record that the issue may resurface again next year. Byron went up to look at the pool and APM was putting the steps and bench on the side of the pool that is closest to the clubhouse. They had the bars in cemented to the base, etc. Byron told them they were installing the steps in the wrong place. The steps and the bars were supposed to go in the other end. Byron said APM told him there was no plumbing issue to prevent the steps from being placed in one area so they moved them to the right place based on the plans. Discussion ensued. Byron said there was discussion on reducing congestion at the near end of the pool that's why the steps were put in where they were.

- Doug asked Louella get a status report from the pool committee for the pool on steps installation and the bench to make sure it is going as scheduled and planned so it does not interfere with opening day.
- Byron said there has been discussion on what to do with the pool cover. Jackie conceded there is plenty of space to store the cover in pump house. There may be shelves built to store some of the items currently on the floor. The idea of adding a Rubbermaid shed would be rejected by Paul.
- Josh asked what the committee plans to do with new homeowners concerning pool passes. Lisa said new homeowners will get pool pass tags with the 2006 sticker.
- Paul asked if the committee has considered extending the pool dates beyond Labor Day. Louella said the contract has already been set. Byron said dates are based upon the availability of lifeguards. Doug said dates have been looked at and if it something that wants to be considered the Board can ask the pool management company for a one week extension, what the cost will be, what the true usage of the pool will be and whether there will be a return on the investment. Doug said the issue was left up to the committee. Louella said pool usage drops after Labor Day.
- Randy asked if pool hours would be extended after hours for parties. Byron said the pool management company will not be responsible for after hour parties and will not get involved with anything after the timeline when they vacate the pool according to the contract. Byron said homeowners would have to hire their own lifeguards and the liability would rest on the homeowner. Lisa said there is a waiver that would have to be signed. Doug said the schedule is set for this year. Opening day is May 26th and closing day is September 3rd. Paul asked if demographics are captured on a daily basis so a smart decision can be made for next year. Ricky Kwak reported he works for a company that designs security systems for high rises, etc., and knows of a system that can print out up to date homeowner information and a barcode that can scanned which will tell you if the association dues are paid or if the resident has a covenant violation in real time. The system costs approximately \$700 and would also capture attendance statistics. Doug noted the suggestion and asked to table the discussion until the next meeting.

COMMUNICATIONS COMMITTEE

Randy introduced Danielle Mahoney as a communications committee member. Danielle reported she has done editing and formatting work for the government. The following information was discussed:

- Danielle reformatted the April newsletter. Would like to know what the budget is and whether it also for doing a color newsletter. Will speak with Randy about budget, etc.
- Danielle would like to see more articles in the newsletter as well as photos of residents, etc. Randy cautioned that some people were wary about putting their kids' pictures on the website when he took photos at the pool last year.
- Doug asked Randy to send an HOA link of another community to the rest of the Board so they can see what other communities are doing. He noted the content is interesting.
- Luella asked whether parking letters were mailed to owners of townhomes or to tenants because she is an owner and did not get one. Lisa reported the letter was sent to owners. Randy said the survey is also available on line.
- Randy said the website is currently on his Comcast account and would like to have a stand alone provider. Byron said there is not a communications website budget yet, but if there are needs funds can be found. Randy said someone proposed taking on distribution of the newsletter instead of the management company. Byron said he would prefer to work as a separate line item and start planning now for 2007. Randy said you can also maintain documents on the website. He noted guidelines and ACC request can be downloaded on the current website. Doug would like to meet with Randy offline to address some of the issues.
- Randy would also like each committee's mission statements for the website.

TRANSITION COMMITTEE

Byron reported he received three management company proposals and Board members were offered to look at the documents.

SOCIAL COMMITTEE

Doug reported Jay Duckworth is the new social committee chairperson. He's excited about the position and is working to outline activities, i.e. pool parties, winter functions, etc. Doug asked Lisa to send Randy the Excel spreadsheet of committee chairs. The communications committee will now maintain the spreadsheet. Doug also reported two more people have volunteered to serve on the committee and he will have Jay contact them. The social committee has a \$5,000 budget.

MANAGEMENT REPORT

Lisa provided the following management report:

- She has sent Mr. Bergoon two e-mails and left one voice message asking him to attend the May meeting. David Morck, Land Development Project Manager, will now be the point of contact. His cell phone number is 301/252-2651. Lisa said she could not get confirmation from Mr. Bergoon on whether he will attend the May meeting. Doug asked Lisa to send him Mr. Bergoon's phone number.
- Joustaberry Way – ongoing problem with water settling in back yards. Killarney does not attach at all to rest of the community – it's an orphan court. Chapel Grove's plat was reviewed. Doug said water stands in the back of homes behind Killarney and he is concerned about drainage at the back of properties behind Joustaberry and Killarney. Lisa will follow up with David Morck concerning

Killarney. Doug also asked Lisa to ask Mr. Moreck why there were flags on Killarney. Lisa said the area behind Joustaberry is being re-graded. Doug said there is one drainage issue on Killarney and another on Joustaberry. Lisa said she is not familiar with drainage problem on Killarney. Doug said there is water that stands on the back of the property. Doug is concerned about drainage behind both streets because the homeowners have mush in their backyards. Lisa said she has not heard from anyone on Killarney but will follow up on the issue.

- Homeowners on Killarney asked for an entrance sign.
- There will be a lot of road repair on Killarney after core samples were done showed inferior material. A meeting was held with Reliable and they will dig up majority of the road and redo it because Winchester is not happy with it.
- Winnetta Court issue. Winchester said homeowners changed drainage and wanted to send letters to them. There is a new Winchester person working on the issue. Rose Brett sent Winchester an e-mail asking them to state the issue is resolved or to meet with the homeowners once and for all. Doug asked where the county inspector is involved. Lisa said the county inspector is now out of the loop because he went to Winchester and said they need to take care of the problem. Doug asked Lisa to get the county to state in writing what they think the flaw is and that either the homeowners or Winchester has caused the problem. Doug wants to see progress on the issue because it has been going on since last December. After discussing which committee should have responsibility for the issue the group decided to keep the Board in charge of the problem. Doug would like to see the initial response from the county on what the problem is.
- There was extensive discussion concerning the declaration of covenants which addresses lots owned by the declarant. Lisa paraphrased a section and stated the declaration of covenants originally states lots owned by the declarant will be subject to an assessment equal to 25% of the assessment that are paid. If assessments are \$100 a month the declarant would have to pay \$25. Lots owned by participating builder would have to pay 50%. The first amendment to the declaration is dated November 23, 2001 stamped at courthouse, original document stamped October 1998. Doug questioned if the declaration change came to the HOA Board at the time and they said we as the Winchester operating Board of your HOA are going to vote that we as Winchester should not pay this fee. Lisa said that was not a wrong interpretation. Lisa said there were some numbering error corrections on the section of Paragraph 1 of section 5.3 states which states section 5.3 will now delete the first paragraph in its entirety and substitute with the maximum assessment to be paid by the homeowner is X amount, this is what the capital contribution will be. They will only have to pay assessments on dwelling units that are completed and occupied by a party other than the declarant. Doug said he is concerned a Board operated by the people building the properties voted to make a change that said they won't pay for any outstanding ones down the road when it's made by all members of the people who are building it. He said he would like to raise the concern as an issue and make sure it gets into the record. He would then like the association's attorney to review the issue. Lisa said she would Doug an e-mail the sections affected. Byron asked Lisa to find the section in the declarations she referenced.
- Lisa said BGE billing name changed has been changed to Chapel Grove Homeowner's Association from Winchester. BGE will charge a \$1,000 security deposit because they are saying Chapel Grove is a new account. Byron suggested showing BGE the declarant. Lisa is working with BGE on the issue. Byron suggested sending the issue to the lawyer for his review.
- Randy said he received the list of bond release information and thinks a lot of property being maintained doesn't belong to the association and questioned whether the Board has asked Winchester to pay for it.

Doug said at this point Winchester has not been asked. The Board has asked for an understanding of what has been released and what has been turned over and that is part of what will need to be addressed. Doug asked Randy to send the question to him via e-mail so it can be addressed at a later date and not slip through the cracks.

NEW BUSINESS

The following items were addressed:

1. Doug said with the transitioning of an association from a builder to an HOA there are many things recommended the association do. One of them is to get a management company that is not associated as closely as the builder's management company is with them. With that it is the Board's intent to release Chambers Management at the end of May. Byron secured three bids to identify a new management company in the local area who works with the county and has other associations in the area so Chapel Grove can get representation to help make Board and committee members' jobs more fluid. That effort was done with recommendations from the committee and the Board. Byron reported bids were received from ProCom, Comanco and Wallace Campbell and Company. Specifics were as follows:
 - Wallace Campbell and Company charges \$20 per door per month, which comes to \$97,000 per year which would have meant homeowners would see an assessment increase.
 - Doug reviewed Comanco's proposal with owner Jim Faust and did not get a dollar per door quote. The contract however would be similar to Chambers Management. Byron reported in the past Comanco supported Walden 678 but were eventually fired.
 - Doug and Byron met with Mike Finley, President and owner of ProCom and both were impressed with his operation and staff. ProCom's management fee is \$8.50 for single family per door and \$10.50 per townhome per door. Town homes take more work to manage than single family homes. Lisa said that was standard practice. Byron's recommendation to Doug and to the Board was to accept ProCom's bid and get on with business. ProCom will transition with Chambers management at no cost the first month. Doug said he felt Jim Faust of Comanco told him what he wanted to hear and noted his numbers didn't line up and was not impressed with the dialogue. ProCom management style is endorsed from other HOAs. Doug recommended going with ProCom and start. Randy asked if other than the letters of reference if the other communities were contacted. Byron said Walden 678 used ProCom as its management company and they were pleased.
 - ProCom will probably be a little more than Chambers. Lisa said the numbers will still work within the budget well. Chambers charges \$6.50 per unit, per month said Lisa. Byron said there will be no increase in assessments. Lisa reported Chambers Management manages 25% of Winchester's Maryland projects.
 - Nancy asked how ProCom will handle electronic payments. Lisa said individual homeowners will have to sign up with ProCom. Lisa said Chambers will drop collections. Byron said the transition should be smooth. Lisa said ProCom is a good company and Chambers will work with them and the Board to ensure a smooth transition. Paul asked if homeowners will be notified of the management change and who the new manager will be. Byron said that person has not been

identified yet. Byron said Paul was welcome to look at the contract but noted it is pretty generic. Paul is concerned about contract specifics regarding covenants and wants to make sure the work he has done with Lisa doesn't get delayed. Lisa said if ProCom uses same the same tracking software as Chambers she can easily provide them covenants data. Doug said ProCom will be interacting with each of the committees and the committee person should inform the Board if they are not providing the type of assistance they need.

- Doug noted the association is required to give thirty days written contract termination notice to Chambers Management.
- Randy noted Chambers currently handles newsletter distribution and asked how ProCom would handle it. Doug said the Board and committees have spent a significant amount of time the last six months ramping up on what the committees are doing, how they're doing and how the Board is supporting them. A process which has made the Board smarter collectively and this transition would allow the Board to put actions into place or to make changes, i.e. having the communications committee handle the newsletter or not. Doug pointed out Chambers does handle newsletter distribution now but the association is charged by the sheet. The committee would decide what works better for them and be willing to change things if necessary.

Byron motioned to select ProCom as the new management company. Randy seconded the motion. There was no additional discussion. The motion was unanimously approved. Doug signed the ProCom contract.

2. Homeowner Ricky Kwak was present to present his ideas on a community safety day. He provided the following information:
 - Parent of a 20 month old child. Statistically speaking if a child is kidnapped and is not found within the first three hours they can be considered dead and typically an organized search doesn't begin until two or 2 ½ hours after.
 - The fire department would be on site with a smoke house box simulator.
 - The police department would also be present to talk about what a child should do when they are approached by strangers. They would also conduct a canine demonstration.
 - The event would be parent oriented.
 - Also putting together a laminated "parent kit" for phone numbers or e-mail addresses which would be an organized way of finding children if they are missing. Noted lots of kids die in the summer when they hide in car trunks. He is also creating a Blackberry friendly e-mail that can be sent out if a child is missing to help facilitate an organized search within first ½ hour or so.
 - Randy suggested setting up a code that would have residents block entrances if there is an "Amber alert".
 - Proceeds of sale will be donated to Odenton Fire Department. Looking for HOA approval. Doug said he and Byron discussed the issue and also talked to the association's lawyer concerning the idea. At the attorney's recommendation, Mr. Kwak would have to sign a release of liability letter and let the HOA know if the event is being sponsored by him as a parent or from his company. The release is required as protection in the event a kid crawls through the smoke house and gets hurt there is no liability to the association. Mr. Kwak was asked to sign the release letter. Byron said he will be looking for a signature from a representative from R&H stating that if there is any injury they are responsible not Chapel Grove HOA. Rick said he was

only going to announce the event to Chapel Grove homeowners. Byron said there is no way to control who would attend and the lawyer told them the only way it can be done is if Rick agrees to sign the letter. Byron said because Ricky's company is the one putting it on the community needs to be protected. This is a non-HOA activity and the Board is not sure the community would want to tap into liability insurance.

Doug thinks it would be a great event and that he liked Ricky's presentation. Ricky said he may volunteer for the social committee. Doug said the association should identify what events homeowners want to offer and want to make sure we don't put ourselves at risk. He also stated if this is something we want to do and is right for the community, perhaps it is the type of thing that can be endorsed and run by the community. Need to have advanced footwork on events such as this.

Josh asked if the Board has considered asking a crime advocate to meet with the community. Byron suggested Ricky serve as a Safety Representative or on the committee. Danielle suggested the newsletter could include a crime section to alert neighbors of problems. Nancy and Luella said they would not like to see that information in the newsletter because potential homeowners may read it. Buyers can contact the county police department for information. Nancy said she went to four HOA classes and they said not to include babysitter phone numbers, etc., in the newsletter for safety concerns.

3. Doug said a homeowner asked for boat/trailer storage and Lisa asked the resident to attend the Board meeting to discuss the idea but he did not show up. Doug said the issue will be addressed at the next meeting. Paul said two homeowners who received notice about boats or trailers parked in their driveway have now moved them into their garage and park their cars on the street. Paul doesn't think garages should be used as storage areas because it is unsightly. Lisa said the resident wanted a designated trailer/boat storage area. Byron said people can rent space at storage centers. Lisa said she will contact the resident and invite them to the next meeting. Doug said he would be hard pressed to tell someone what they can and can not put in their garage. A town home situation might be different. Paul said multiple cars looks bad. Mike didn't agree. Paul said cars in the street block view for drivers. Mike said they are all separate issues. Doug tabled the discussion. Randy asked about people parking vehicles across their sidewalks. Paul said it is illegal. Nancy noted some residents will get letters addressing the issue.
4. Maintenance of lawns and common ground was discussed. Josh said the landscape contract is a twelve month contract. Doug said there was concern about trash on lawns and common ground. Josh said residents should contact him if they are concerned about trash on the common areas and he will address it with the landscape company.
5. Paul said he has heard the pool parking lot is being used as a car pool parking lot. Doug said it is a parking lot. Lisa said there is a homeowner on Criterion with extra vehicles that may park there. Doug said if anyone thinks it is an issue they should investigate it. Paul thinks it will be an issue in the future. Doug said there is no law against parking a car in a parking spot and Paul's point is a fine line. Byron said it's not an issue. Paul thinks it could be a liability issue. Doug said it's no different than a car parked in a driveway. Byron said private property is the pool parking lot. Doug asked someone to identify if it's a problem and then address it because there are already enough issues being address unless it's a pressing issue and someone wants to take it on, it's a low threat at this point.

ADJOURNMENT

The meeting adjourned at 9:21 p.m.