

# CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

April 23, 2008

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, April 23, 2008. Present were:

Nancy Gossard – President  
Luella Bressler – Vice President  
Jim Frank – Treasurer  
Mike Miller – Secretary  
Byron Malogrides – Member-at-Large  
Scott Wallace – Member-at-Large  
Kerrie Wilson – ProCom  
Gail Kramer – Recording Secretary  
Deniz Cribbs – Social Committee  
Susan Lizzi – Pool Committee  
Tony Mitchell – Safety Committee  
Joann Simmons – Pool Committee  
Additional homeowners

Absent: Doug Zander – Member-at-Large

## **CALL TO ORDER**

Nancy Gossard called the meeting to order at 7:00 p.m.

## **APPROVAL OF MINUTES**

The Board reviewed the minutes from the March 26, 2008 Board meeting. Luella moved to approve the minutes as written. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.

## **OFFICER'S REPORTS**

### **PRESIDENT'S REPORT**

Nancy reported Homestead Gardens has started the landscaping improvements in the town house areas and at the front entrance.

### **TREASURER'S REPORT**

Jim Frank provided the following report:

Cash on hand in checking - \$ 85,642.65  
The investment at Smith Barney is \$358,034.23  
    a. Reserves Operating/Rainy Day = \$187,060.23  
    b. Reserves Repair/Replacement = \$170,974.00  
Total income for the month - \$28,738.45  
Total expenses for the month - \$49,906.55  
Net loss for the month - \$21,168.01  
Net loss for the year - \$12,914.10

## **PROCOM REPORT**

1. Transfers of Ownership
  - a. 1702 Jonafree, David and Margaret Drummond - \$692,261
  - b. 1706 Jonafree, Joseph and Elaine Mroz - \$827,456
  - c. 1720 Macoun, Christopher and Loon Sands - \$673,117
  - d. 1713 Macoun, Mark and Stefanie Carpenter 0 \$884,480
  - e. 685 Reliance, Greg and Colleen Nehman - \$736,517
  - f. 1547 Star Stella, Jeremy and Maraci Monaldo - \$780,019
  
2. Projects Completed/Underway
  - a. Sofield Electric – agreement signed to inspect front entrance.
  - b. Gardner Engineering - agreement signed regarding sink hole/water at Arkblack
  - c. Atlantic Irrigation – agreement signed for entrance irrigation.
  - d. American Striping – verbal approval to repaint townhouse curbs on 5/14.
  - e. Seasonal and Bartlett meeting regarding mulch on April 22.
  - f. Homestead Gardens will begin work on April 17.

## **COMMITTEE REPORTS**

**LANDSCAPE** – Byron said Homestead Gardens has started landscaping initiatives in the community. It is an ongoing project. A homeowner asked if the electrical problem at the entrance can be solved while Homestead is in the middle of landscaping. Kerrie said Sofield Electric and Homestead both started the same day and Sofield is looking for the problem under the road. TLC and Sofield have a meeting scheduled and Homestead is aware of electrical problem. A homeowner asked if the electrical problem could be connected to when the fence was put in and the transformer was blown. Kerrie said she was not sure.

**POOL COMMITTEE** – Susan Lizzi and Joann Simmons provided the following information:

- Proposed rules have been mailed to homeowners and several residents have left comments on the website. The committee will compile the comments after May 1<sup>st</sup>. There are some rules that are being questioned and will be reconsidered. The committee has also discussed the rules with Anchor Aquatics, the pool management company to get their input. That information will be considered as well.
- Plumbing repairs have been made in the men's and women's restrooms. Drywall work will also be done.
- There is mold behind the water heater in the men's room.
- The pool management company is doing a great job of cleaning up.
- The landscape company has been inside the pool fence to clean the grounds. Anchor would like the landscape company to have a key to the facility. Kerrie reported they already do.
- Been in contact with a vending company.

- Kerrie was asked to activate the pool phone line.
- Anchor will have a larger management presence at the pool this summer along with the two lifeguards on duty.
- Byron suggested the committee put in place opening/closing procedures. Joann said the committee is planning to do so.

A homeowner asked how the new pool rules came about. Nancy said the pool management company suggested new rules, and the Board, pool committee and association's attorney were also involved in reviewing/revising the rules.

**SAFETY** – Byron provided the following report:

- Officer Henry continues to stop many homeowners for speeding. The last shift he issued four tickets and four warnings.
- Tony Mitchell, Safety Committee chairman reported Anne Arundel County traffic engineers will install devices to monitor traffic in the community around May 15<sup>th</sup>. The locations for the devices have not yet been determined. Discussion ensued.
- Tony also reported the committee is considering a neighborhood watch program but there has been mixed responses from homeowners on the idea.
- Also looking at holding a safety day after Memorial Day. The county police and fire department will set up booths, etc.
- A homeowner asked if the Board gets monthly crime statistics related to the community. Byron said the only information the Board receives is what Officer Henry provides or people tell them. A homeowner reported someone broke one of his windows and he filed a police report. Discussion ensued.
- Byron reported the county still owes the association a lamp post where the bus clipped it while attempting to navigate around the temporary traffic circle. Discussion concerning traffic circles and traffic calming options ensued.
- Byron suggested homeowners talk to their neighbors about being security aware, i.e., close windows if they are not home during the day, keep garage doors closed, etc.

**SOCIAL** – Committee chair Deniz Cribbs reported:

- The Easter egg hunt was well received and attended by 70 children and adults.
- The next event will be the summer pool party tentatively scheduled from 4 p.m. – 7 p.m. on July 13<sup>th</sup>.

**HOMEOWNER FORUM**

Nancy opened the floor to homeowners and the following issues were raised:

1. Marian Moore said there is a lot of erosion and bare spots near the storm water management pond. Winchester Homes used to re-seed the area and she has not seen that done in quite awhile. Kerrie was tasked with contacting Seasonal Changes. Marian thinks the mowers are cutting the grass too low. Nancy

said the contract calls for three inches. Kerrie will read the contract to see if they are scheduled to re-seed in the fall and what the cost would be to do so.

2. Marian also asked about the sink hole. Kerrie said the engineer has a couple of theories he is investigating, i.e. the backfill that wasn't compacted, there is a crack in the pipe, etc.
3. There was extensive discussion concerning the proposed pool rules:
  - a. A homeowner asked to address pool rule #19 regarding children not toilet trained being limited to the wading pool. She stated the rule is too restrictive and noted homeowners don't choose to belong to the pool and by limiting younger residents it restricts quite a number of families with non-toilet trained children. Extensive discussion concerning parental responsibility to safeguard their children while in the water ensued as well as parents who may push the envelope and say their child is toilet trained to get them in the larger pool.
  - b. The group also discussed swim diapers and their effect on the pool filters. Luella said the Board is re-considering the rule and spoke specifically with the pool company about it. The company thinks as long as there is another lining over the swim diaper it should be fine. Susan said rule #19 was added based on advice from legal counsel. It was also done for the safety and protection of the entire community. Susan said if something escapes a diaper and is solid in form there is a two – three hour closure of the pool while it is cleaned. Any substance released “less than solid” results in a 12 – 16 hour pool closure. Homeowners will have to sign a statement they have read the rules and agree to abide by them.
  - c. The homeowner also asked about swimming lessons. Joann reported independent private lessons can be arranged with the lifeguards but the contract with Anchor does not provide for swimming lessons. The homeowner questioned why the company was chosen. Luella explained the company will provide better service than the previous management company.
  - d. Extensive discussion concerning toys allowed in the pool ensued. Tubes and rafts will not be permitted in the pool but noodles and kick boards are fine. Ball playing will be at the discretion of the pool staff. Susan reported Anchor said the pool basketball will not be allowed because the pool is not large enough to support it. Extensive discussion concerning the problems associated with the basketball, i.e. adults on the pool deck were hit repeatedly with it, etc.
  - e. Susan reported the committee is looking at ideas to make the pool more fun for kids over ten.
  - f. A homeowner reported the lifeguards did not discipline kids last year and noted most of the guards were foreigners. Kerrie said Anchor does hire foreign lifeguards but the main guard will be a local resident. Luella said Anchor's recommendation is that if your child can't swim the parent needs to be within arm's reach of the child. Independent swimmers have to pass a swimming test. Children between 10 and 12 must pass a swim test if they plan to go to the pool unaccompanied. Children under ten must be accompanied by a parent or someone 16 and older. Swimmers under ten must swim one length of the pool and tread water for one minute.
  - g. Reviewed Rule #11 – no food or beverage is permitted in the main pool or wading pool. Luella said the goal is for the rules to be more specific so the lifeguards can enforce them. Rule #11 means no food or drink is allowed in the water.
  - h. Reviewed Rule #18 – regarding showers. Susan explained having the rule allows the guards to enforce it if necessary.
  - i. A homeowner asked if new chairs have been ordered for the pool. Susan said new lounge chairs will cost \$150 each. Chairs can be re-strapped for \$75 each. The committee thinks the chairs will be fine for this season. The committee is considering purchasing new umbrellas.

- j. Joann said it appears children are tossing landscape stones over the pool fence. Homeowners were encouraged to keep an eye out for that. A homeowner said the same thing happened last year and the kids responsible were held accountable and made to clean it up. Kerrie will get a bid to remove the stones.
- k. A homeowner asked about rule #20 – restricting the wading pool to children over a certain age. Joann said reason behind rule #20 is so that the wading pool doesn't fill up with older kids during an adult swim. She also noted it is too difficult to accommodate all situations.

**ADJOURNMENT**

The Board adjourned the meeting to meet in executive session at 8:17 p.m.

**RE-CONVENE OPEN SESSION**

The open session of the meeting reconvened at 8:22 p.m.

**NEW BUSINESS**

Luella moved to approve all of the pool rules as written and to allow the pool committee's amendments to change rules 14 and 19 to the committee's recommendations when received. Byron seconded the motion. There was no additional discussion and the motion carried by a majority.

**ADJOURNMENT**

The meeting adjourned at 8:23 p.m.

Approved by: \_\_\_\_\_  
President

Date: \_\_\_\_\_

Submitted via e-mail to Kerrie Wilson at ProCom

Gail Kramer  
Recording Secretary  
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