

# **CHAPEL GROVE HOMEOWNERS' ASSOCIATION**

## **Minutes of the Board Meeting**

**August 27, 2008**

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, August 27, 2008. Present were:

Nancy Gossard – President  
Jim Frank – Treasurer  
Byron Malogrides – Member-at-Large  
Scott Wallace – Member-at-Large  
Doug Zander – Member-at-Large  
Kerrie Wilson – ProCom  
Gail Kramer – Recording Secretary

Sonia Davis – 1203 Steuben Court  
Jerome Davis – 1203 Steuben Court  
Bruce Duray – 762 Seneca Drive  
Belinda Horstkomp – 1209 Steuben Court  
Anna Johnston – 1303 Waneta  
Susan Lizzi – 1505 Criterion  
Marian Moore – 1526 Star Stella Drive  
Joann Simmons – 799 Seneca  
Robert Warner – 695 Reliance Drive

Absent: Luella Bressler – Vice President and Mike Miller – Secretary

### **CALL TO ORDER**

Nancy Gossard called the meeting to order at 7:05 p.m.

### **APPROVAL OF MINUTES**

The Board reviewed the minutes from the July 23, 2008 Board meeting. Doug Zander moved to approve the minutes as written. Byron Malogrides seconded the motion. There was no additional discussion and the motion passed with a majority in favor.

### **PRESIDENT'S REPORT**

Nancy provided the following report:

1. Homeowners were encouraged to consider running for the Board. The annual meeting will be held on October 22<sup>nd</sup>.
2. The Board has been working hard on formulating a plan to address the removal and replacement of dead trees.
3. The Board is reviewing the completed reserve study Miller Dodson conducted.

### **OLD BUSINESS**

1. Byron Malogrides made a motion to approve funds to have the water tested at Arkblack and Killarney. Jim Frank seconded the motion. There was no additional discussion and the motion was unanimously approved.

## **TREASURER'S REPORT**

Jim Frank provided the association's monthly financial information.

## **PROCOM REPORT**

Kerrie Wilson provided the following management report:

### 1. Transfers of Ownership

- a. 2480 Jostaberry, Jonathan Donahue - \$368,000
- b. 2429 Killarney, Sharon Doolin - \$405,000
- c. 692 Reliance, Mr. and Mrs. Nauer - \$1,044,678
- d. 733 Seneca, Michael Mark and Megan Icenogle – Selling price unknown

### 2. Projects Completed/Underway

- a. Reserve study: Miller Dodson has completed field work, draft report e-mailed.
- b. Seasonal Changes newsletter and monthly report. The Board approved the pesticide treatment for the pool trees at a cost of \$65 via e-mail.
- c. Bartlett proposal for sycamore trees.
- d. Gardner James water testing.

## **COMMITTEE REPORTS**

### **LANDSCAPE –**

- There was extensive discussion concerning Bartlett Tree's proposal to treat powdery mildew and tree bores. The Board accepted Doug's recommendation to not treat the mildew and bores.
- Joann Simmons stated she thinks the front entrance grass is dead on both sides and is frustrated with the community's sprinkler system. Marian Moore stated she thinks the trees were diseased when Winchester Homes planted them and as far as the grass is concerned she has seen Seasonal Changes put too much fertilizer on it. Doug acknowledged the front entrance sprinkler system has problems but noted the system is ageing and suggested the Board seek evaluations on the system from various companies. He noted there have been a lot of electrical and water issues at the front entrance and the Board has been dealing with those issues all along. Kerrie was tasked with contacting Atlantic Irrigation to ask for an evaluation of the system.

### **PARKING –**

Kerrie said the street signs have not been installed yet. The signs are not a 100% match throughout the community and will be slightly different from the single family homes.

### **POOL –**

Joann Simmons and Susan Lizzi provided the following information:

- Joann, Susan and Luella Bressler met with Anchor to discuss how the season went. Overall the committee thinks the company did a good job.
- Anchor conducted an inspection of the pool and there were no major issues, only minor caulking needs to be done.
- Joann, Susan and an Anchor representative inspected the umbrellas and chairs and determined 23 lounge chairs and 25 small chairs need to be replaced or re-strapped. Anchor repaired the cranks on three umbrellas so now all of the umbrellas are in good shape.
- The committee is working on preparing a season summary and list of recommendations for the Board to consider in the future.
- Two families requested pool parties; one was cancelled due to bad weather.
- There were a couple of incidents of homeowners making a scene while trying to gain access to the pool without their pool passes. The committee contacted the homeowners and provided them their passes. One young man was banned from the pool for the remainder of the season.
- Anchor is preparing a new contract and is expecting an 18% increase due to the increase in minimum wage.
- Joann noted thinks the pool passes should be handled by a company instead of volunteers due to the enormous amount of work involved in distributing them. Kerrie reported ProCom handles pool passes for other communities and noted Luella has already requested information from ProCom on how much they charge for the service. Once she receives the information from her supervisors she will pass it on. Kerrie was tasked with also seeking additional bids from outside companies.

### **SAFETY –**

Byron provided the following information:

- The county conducted its traffic survey in the community and determined there is not enough traffic or speeding to warrant the addition of stop signs, circles, speed humps, etc. Byron disagreed with the findings.
- Officer Henry continues to pull over 6 – 11 drivers for speeding every two hour block he works the community.
- Byron read a letter from the county's traffic engineer, Nestor Flores, in response to requests for stop signs on the main road. The county will entertain a cross walk. The letter also stated they have not ruled out installing a traffic circle in the intersection. Byron has a meeting scheduled on site with Nestor Flores to review the situation.
- Byron is looking for a way to reduce traffic speed coming out of the back end of Seneca to the gate. The county will not install speed humps because there isn't enough traffic volume.
- Doug asked what happens to a driver when he gets a ticket for speeding. Byron said they get three points on their license unless they get probation before judgment. Doug suggested the Board summons repeat offenders into an executive session meeting with the Board and the association's attorney to discuss the issue. He also suggested asking the attorney if the association can fine them, i.e. imposing a \$1,000 fine. A homeowner noted that could be a

double indemnity situation. Kerrie was tasked with asking the attorney if there is anything the Board can do to enforce traffic speeds. Extensive discussion ensued.

- Byron reminded homeowners drivers must stop when school busses are stopped picking up/letting students off.
- There has not been any vandalism lately.
- Will look at adjusting signage on Seneca. He also noted electronic devices for monitoring driver's speed is available through the county.

### **OLD BUSINESS**

1. Joann asked if receipts for the social event held at the pool were submitted by the committee's chair. Jim said yes, and the event was inexpensive.

### **HOMEOWNER FORUM**

1. Jerome Davis of 1203 Steuben asked for information on why the architectural change request he submitted to install a fence on his corner lot was denied. Nancy said fences are restricted by setbacks on corner lots because of site lines and information pertaining to the rule is in the association's documents. Doug made a motion to go back into executive session to discuss the issue with the homeowner. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.
2. The owner of 1303 Waneta reported there is a dead tree on her street. Doug said he inspected the trees in the community and did not see it but would be happy to go back out and look at it.

### **ADJOURNMENT**

The meeting adjourned at 8:06 p.m.

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

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

Submitted via e-mail to Kerrie Wilson at ProCom

Gail Kramer

Recording Secretary

[gailkramer@comcast.net](mailto:gailkramer@comcast.net)