

CHAPEL GROVE HOMEOWNER'S ASSOCIATION
Odenton, Maryland

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
THE CHAPEL GROVE HOMEOWNER'S ASSOCIATION
CONDUCTED ON FEBRUARY 28, 2007 AT THE WAUGH CHAPEL
ELEMENTARY SCHOOL**

ATTENDED BY:

Nancy Gossard, President
Luella Bressler, Vice President
Jim Frank, Treasurer
Byron Malogrides, Member @ Large
Doug Zander, Member @ Large
Josh Mahoney, Landscape Committee Chair

ALSO PRESENT:

Kerrie Wilson, ProCom Association Manager
Maryann Vellon, Acting Recording Secretary
8 Homeowners - Marian L. Moore (1526 Star Stella Dr.)
Jim & Belinda Horstkamp (1209 Steuben Ct.)
Joann Simmons (799 Seneca Dr.)
Susan Lizzi (1505 Criterion Dr.)
Josh Mahoney (1534 Star Stella Dr.)
Valerie Songer (767 Seneca Dr.)
Terri Whithead (1315 Waneta)

CALL TO ORDER:

Nancy called the meeting to order at 7:12 P.M.

APPROVAL OF MINUTES:

- Amendment to the Minutes of the January 24, 2007 Meeting
 1. Pg. 4, Landscape Committee - Doug said they were investigating what they would do with the trees and not that he said yes they would re-do them.

Doug made a motion to approve the Minutes of the January 24, 2007 Meeting as amended. Byron seconded the motion and it passed unanimously.

PRESIDENT'S REPORT:

- Snow removal - Nancy said she thinks Doug and Josh did a great job. She thanked them both. Nancy also thinks Seasonal Changes did a good job. There was some confusion regarding the common mailbox area. Once this was cleared up everything went well. Doug outlined some of the changes they will adopt in the future
- Pole - Nancy e-mailed everyone involved, three questions, she thinks that everything is set. The issue will be worked on at the next Planning Meeting on March 14, 2007. Randy and Mike will be setting up something on the web-site
- Kerrie said the correct signature card, for Smith Barney, has been provided to Jim Frank
- Safety lights - Nancy said a motion is needed to have BGE put in the three safety lights near the bridge, down behind the pool. Randy has not weighed in on this yet. If the lights bother any homeowners a shield can be put on them. The Board and the effected homeowners can view and approve the location of the lights. Kerrie said she does not think the lights will affect any of the homeowners according to BGE representative.
- Doug said the Board is aware of the lighting problems at the entrance and they will be working on this issue

Luella made a motion to have the three safety lights put in. Doug seconded the motion and it passed unanimously.

TREASURER'S REPORT:

- The financials are in good shape
- Money will be moved from checking to savings
- Byron asked about the Audit and tax filing. Kerrie said the audit and the Federal Taxes are being done now.

MANAGEMENT REPORT:

1. Transfer of Ownership
 - a. 1303 Rome Court - John Burchett - \$899,164.00
2. Projects Completed/Underway
 - a. Entrance bid from Annapolis Paint to paint the fence
 - b. ACC recommendations coming via e-mail from Committee (discussed in Executive Session)

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3. General Matters

- a. BGE report for broken lights at the pool
- b. State farm:
 1. Policy re: alcoholic beverages
 2. Premium adjustment statement
- c. CPA letter regarding 1099. An extension may be needed depending on how difficult it will be to do ProCom's files along with Chamber's files.
- d. E-mail regarding off street parking

COMMITTEE REPORTS:

LANDSCAPE COMMITTEE

- Entrance Upgrade - Josh stated the upgrade will include the entrance lights, fence and landscaping. Bidding is currently going on. The Board briefly discussed some of the misunderstandings. Everything will be cleared up at the Planning Meeting. Doug said all seven Board Members need to be aware of what is going on and what decisions are made by the Committee. Nancy said the guard house will also need to be looked at. Kerrie said the Board of Directors along with the committee needs to determine the scope of the work that will be done. Josh said he would like a plan in place by April. There was a discussion on what the Committee will be addressing.

POOL COMMITTEE

- Luella said Veronica will be setting up something on the web-site about swimming lessons
- Bids will be gotten on an enclosure for the pool cover
- ID System - the committee will be looking at various options

SAFETY COMMITTEE

- There were two car break-ins. Neither car was locked
- There was an incident at the pool. Terry said it was not believed to be an attempted kidnapping. A letter was sent to all of the local schools about the incident. There has been a white van spotted at some of the area schools.
- Police patrolling has increased in the area
- Terry thinks some suspects in an area crime may have been hiding in the gazebo
- Doug asked Terry to check with the police to find out if they have unmarked cars in the Community. He repeatedly passes a dark sedan with tinted windows in the early morning hours. Terry will check on this.
- Speeding - homeowners are very concerned about cars speeding in the Community. Several suggestions were discussed. The Board can look into what options are available. Terry suggested the Board sitting down with Nestor Flores, County, to discuss the problems and possible solutions. Terry will invite Nestor to the next Board Meeting.
- It was also mentioned that contractors are in the neighborhood before 7:00

- A.M. Kerrie will contact Winchester Homes about this.
- Nancy said the speeding issue is something the Safety Committee should look at and make recommendations to the Board.
 - Kerrie was asked to send a letter to all homeowners to slow down while driving in the Community. Susan Lizzi and Joann Simmons will draft the letter. The notice will also be posted on the web-site. Kerrie said if homeowners can ID the offending vehicles she can do something about them.
 - Nancy said she was told that the police department can give out signs about driving slow. She asked Terry to find out about this.
 - Terry was asked to see if the police will monitor the neighborhood for awhile

HOMEOWNER'S CONCERNS:

- Dog waste is a major problem in front of the pool. If homeowners get the addresses of the offenders they can file an affidavit against them. Without names or addresses nothing can be done. This problem will also be added to the agenda for the next planning session.
- Kids are riding their bikes into homeowner's yards. Kerrie said she needs the names of the parents in order to do anything.

MISCELLANEOUS:

- Terri Whitehead was the winner of the \$25.00 gift certificate, to Safeway, that was drawn at the end of the meeting.

ADJOURNMENT:

There being no further business to conduct the Regular Board Meeting was adjourned at 8:35 P.M.

Submitted by: **Maryann Vellon** Approved by: _____
Recording Secretary Date: _____

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