

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

July 23, 2008

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

Nancy Gossard – President
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
Doug Zander – Member-at-Large
Kerrie Wilson – ProCom
Gail Kramer – Recording Secretary
Charles Ford – 692 Reliance
Tony Mitchell – 804 Colette Court
Susan Lizzi – 1505 Criterion Drive
Tony Mitchell – 804 Colette
Marian Moore – 1526 Star Stella Drive
Richard Nauer – 692 Reliance
Joann Simmons – 799 Seneca Drive
Robert Warren – 695 Reliance Drive

Absent:

Luella Bressler – Vice President
Jim Frank – Treasurer
Scott Wallace – Member-at-Large

CALL TO ORDER

Nancy Gossard called the meeting to order at 7:09 p.m.

APPROVAL OF MINUTES

Byron Malogrides moved to approve the May Board meeting minutes as written. Doug Zander seconded the motion. There was no additional discussion and the motion was unanimously approved.

COMMITTEE REPORTS

LANDSCAPE –

1. The Board reviewed a proposal from Seasonal Changes for tree replacement and a redacted version prepared by Doug. Doug moved to authorize the replacement of up to ten trees based on a final list provided by Seasonal Changes with their recommendations. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved. Doug will forward the Board the finalized list.
2. There was extensive discussion concerning community property trees inside zones five and six. Bartlett Tree Experts provided bids to remove several of the trees. The trees are either on common property or re-forestation property. Doug stated he would like the list to be reviewed by Bartlett again. Kerrie noted she met with David Morck of Winchester Homes on site to discuss the tree issues and explained Winchester's position which is that homeowners should be identifying trees they are concerned about before they go to settlement. Doug explained his position on why Winchester Homes should still have to maintain responsibility and liability for the trees.

Discussion on how to identify problem trees ensued. Byron noted the Board could ask for site surveys to identify ownership. The Board questioned whether the homeowner's association or the developer should have to pay for tree issues in common areas and common re-forestization areas that have not yet been turned over to the association. Doug suggested giving the list to David Morck and informing him Winchester can either address the issues now or when they want to turn over the sections to the association because many of the trees in question are 60 foot tall trees on the perimeter that may be dying because of a change in the water table due to the community's development.

Marian Moore noted Winchester planted saplings two years ago and they died, but they came back out and replanted saplings this week. Doug explained the process Winchester must follow in regard to county rules and standards for re-forestization. Kerrie said she thinks 80% of the plantings must survive in order for the county to release the bond. Doug said the county will determine whether or not Winchester met the re-forestization requirements and suggested addressing the issue in a letter to the county. Kerrie was tasked with writing the letter. Discussion ensued.

3. There was a brief discussion concerning Japanese beetles. It was noted Byron sprayed for Japanese beetles in he and Doug's yards and there has been no evidence that the beetle has been in either yard this summer.
4. Doug made a motion to use the association's insurance deductible to pay for the stolen plants at the entrance of the community. Byron noted it would cost \$600 to replace the plants that were stolen and the deductible is \$500. Upon further discussion the motion was withdrawn. Joann Simmons asked if the sprinkler system has been fixed. Doug said new zones were put in to cover the new plantings. He also noted a diaphragm in one zone was repaired. He also stated trees and plants lost due to weather or poor plantings are being replaced by Homestead Gardens based on their planting policy. Doug motioned to authorize Seasonal Changes to move around remaining plants and to add mulch at a cost not to exceed \$500. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.
5. Kerrie updated the Board on electrical issue discussions with BGE, TLC, Atlantic Irrigation, the county, etc. A new appointment will be scheduled with BGE and Board members will be informed of the date. She also noted the irrigation system was repaired at the pool by Atlantic Irrigation.

POOL COMMITTEE –

Susan Lizzi and Joann Simmons provided the following report:

1. There have been instances where the pool has not been opened on time in the morning.
2. There have been difficulties communicating with Anchor Aquatics. E-mails are not returned and Anchor only responds to Luella Bressler's requests for information. Doug noted Anchor needs to be held to the contract, i.e. communications, lifeguard staffing, etc. Doug asked the committee to identify the shortfalls to date and e-mail them to the Board and then the Board will request that the lead management of Anchor come to the next planning meeting to address the shortfalls.
3. Anchor did not staff two guards at one point and owes the association 40 hours. Discussion concerning budgetary funds and social committee funds ensued. Nancy noted any money needed for extra lifeguards at the social should come out of the social committee's budget not the pool committee's budget. Nancy will speak to Luella about the issue.

4. Joann noted the committee needs to tell Anchor by August 15th if the association wants post season weekends. She noted Anchor has said guards may not be available. Discussion ensued.
5. Joann also said she was concerned as a homeowner and not as a member of the pool committee about issues surrounding the social event held at the pool that have potential negative impacts in regards to safety and money. She noted the pool has a limited capacity and noted it could be shut down if it is overcrowded. In regard to the social held at the pool it is her understanding there was very little known about how many people would be attending, no tickets were issued, no limitation on number of guests, etc. The band was inside the pool perimeter in close vicinity to the water and no wires were taped down which was a safety concern. Tony Mitchell said he advised the social chair that the band and food should be moved due to safety concerns. Joann noted it is a community event and the chairperson should be held accountable to the funds and report back to the association. Doug acknowledged Joann's concerns as valid points and agreed that the Board needs to understand the events when they are approved, but also that someone has to have the responsibility of explaining how the event will unfold.

SAFETY –

Tony Mitchell reported he spoke to Nestor Flores of the county's traffic engineering department and was informed that after reviewing the study data the county doesn't think Chapel Grove has a speeding problem. He offered no solutions to help fix the problem other than utilizing the police with radar. The county will not approve traffic devices.

Byron said he would like to invite the county executive, John Leopold, to a meeting to talk about the issue to see if he can offer the association options.

NEW BUSINESS

Doug noted outside vendors are posting signage on poles in the community. Asked ProCom to pull down the signs and contact the company responsible to advise them they can't post signs and if they do it again they will be charged a fee to have them removed.

ADJOURNMENT

Byron moved to adjourn at 8:19 p.m. Doug seconded the motion. There was no additional discussion and the motion was unanimously approved.

Approved by: _____
President

Date: _____

Submitted via e-mail to Kerrie Wilson at ProCom
Gail Kramer
Recording Secretary
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