

CHAPEL GROVE HOMEOWNERS' ASSOCIATION
Minutes of the Board Meeting
March 28, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at the West County Library on Wednesday, March 28, 2007.

Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank – Treasurer
Byron Malogrides – Member-at-Large
Mike Miller – Member-at-Large
Josh Mahoney - Landscape Committee Chair
Denise Cribbs – Social Committee Chair
Kerrie Wilson – ProCom
Laurie Thorne – Acting Recording Secretary

Absent was:

Doug Zander – Member-at-Large

Homeowners Present:

Richard Zachary – 1554 Star Stella
John Kilgore – 1536 Star Stella
Marion Moore – 1526 Star Stella
George Strater – 1548 Star Stella
Betty Strater – 1548 Star Stella
Jeff Haak – 1533 Star Stella
Linda Haak – 1533 Star Stella
Anthony Sizemore – 1621 Winesapp Drive
Belinda Horstkamp – 1209 Steuben Court
Scott Wallace – 1539 Star Stella
Valerie Songer – 767 Seneca
Robin Robinson – 769 Seneca
Terri Whitehead – 1021 Waneta Court

CALL TO ORDER

Nancy Gossard called the meeting of the Chapel Grove Homeowners' Association to order at 7:02 p.m.

APPROVAL OF MINUTES:

The following change should be noted to the February minutes:

- Jim Frank noted that he did not receive the signature card as noted in the President's Report.

Luella Bressler **motioned** to approve the February minutes as amended. Byron Malogrides seconded the motion. All in favor.

PRESIDENT'S REPORT:

- Nancy Gossard thanked everyone for providing input for the community poll, and shared that it is almost ready to go. She encouraged homeowners to go to website to take the poll, and to include their comments.
- Nancy also reported that Randy Buckley has resigned due to a job promotion. She asked that everyone consider joining the Board of Directors, and suggested that they also encourage their neighbors to become involved.
- A flyer on speeding concerns was created by the Safety Committee and has been mailed.

TREASURER'S REPORT:

Jim Frank reported that the Association has \$161,777.49 in checking, and \$233,417.87 in savings, for a total of \$395,195.36. The \$54,000 capital contribution will be made at the end of month so higher earnings will be realized on those funds. Byron asked if any funds had been transferred recently, and Kerrie noted that there has been no movement since June 2006 when the Smith Barney accounts were established. Byron shared that he feels that the Undesignated Equity funds (approximately \$38,000) should be added to the Capital Reserve funds (\$54,000) and then added to savings so that fiscal year 2006 and 2007 funds are not combined. Jim stated that he did not believe this was necessary. Byron stated that he wants to know how this will be handled in future, and asked Kerrie how many other communities left a balance at the end of the year. Kerrie responded communities could choose to do it either way. Byron asked that record reflect that he strongly feels that end of year excess monies should be invested in a separate account so the year can begin with a fresh balance and an accurate financial picture. Jim shared his opinion that this is an excessive amount of movement. Discussion and comments from homeowners followed. It was noted that the \$54,000 capital contribution could be transferred tomorrow, bringing the checking account balance to approximately \$100,000. Jim Frank **motioned** to move \$54,000 to the Capital Reserve account tomorrow (March 29, 2007). Mike Miller seconded the motion. There was one no vote, with the balance in favor. The motion passed.

It was noted that Personal Property Taxes have been completed, and will be filed by April 15th. The auditor has filed for an extension for state and federal taxes. Byron noted his dissatisfaction with the auditors' ability to complete the work on time. Kerrie shared that she has already begun soliciting proposals for an alternate auditor.

MANAGEMENT REPORT:

1. Transfer of Ownership
 - a. 1580 Star Stella - \$766,000
2. Projects Completed/Underway

- a. Approved Facility Permit for school
 - b. Mosquito Control Services
 - i. Discussion was held and all were in favor of continuing
 - c. Bartlett Tree Experts – entrance trees
 - d. American Pool Information
 - e. ACC – recommendations – denials (Executive Session)
3. General Matters
 - a. E-mail regarding Board Member resignation
 - b. Letter regarding jet skis and trash cans
 4. Executive Matters

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Mike Miller reported that the poll is complete. Jim asked whether the poll would also be mailed in hard copy. Nancy noted that the poll would be on the web, but that homeowners would also receive something in mail. She encouraged homeowners to complete the poll online, if possible, to make the tabulation of results easier. Jim asked how long the poll would be posted and available for comments. Mike suggested that it be available for one month. A homeowner asked what type of questions were in the poll and Jim responded that the poll is designed to give the Board input on the community's feelings on a variety of issues. The question was raised as to where the results would be available. Mike responded that the results, without any associated comments, will be tabulated online automatically and will be viewable by all. The question was raised as to whether safeguards were in place to prevent stuffing the ballot box, and Mike responded that access is by name and address. It was then asked if each owner received two opportunities to respond so that a husband and wife could both respond. Kerrie noted that the bylaws allow only one vote per household. After discussion it was determined that opposing spousal comments be made in comment box.

LANDSCAPE COMMITTEE

Josh Mahoney reported that he has received three proposals for the entrance upgrade project. The proposals, from Fence Connection, Long Fence, and Mid Atlantic Fence, range from \$7,000 – \$11,000 depending upon the front entrance plan. A homeowner asked which style fence is proposed and Josh responded that it is the same style fence, but will be replaced with a vinyl product. Nancy asked if a proposal had been received from Seasonal Changes, and Josh responded that he would be meeting with Tom the next day. He would like to review all proposals after that meeting.

Josh shared that he has not yet reviewed the proposal from Birkhead Electric regarding the entrance electrical system. Atlantic Irrigation is also sending someone to determine why they are continuing to blow fuses at the entrance. Nancy explained that the irrigation system cannot be turned on without the proper electrical system. They believe the sensor and housing are bad, and have been told that it is probably due to getting hit by lightning strikes and/or surges.

Josh also reported that he had received a bid from NLG Enterprises to paint the gazebo, and to power wash the stone and pillars. Josh felt their proposal is reasonable, and noted that Seasonal Changes

will be out the first week of April. Nancy asked about the netting, and Josh indicated that he has not yet addressed the matter.

Finally, Josh shared that he would like to review the Bartlett Tree Service proposal at the next planning meeting.

POOL COMMITTEE

John reported that an automated gate entry system was not going to happen this season and that they will be going back to using a list. A letter will be going out shortly, and new passes or new stickers will also be sent. John also reported that swim lessons will be set up through American Pool, and the Chapel Grove website will have a link to the American Pool website. Swim lessons are between American Pool and the homeowner.

John also shared that he had received one bid for storage at pool. John continued that if they go with Apex, the work would be completed before Memorial Day. Apex also suggested that the trash area be addressed. Nancy shared that Byron had some ideas regarding this project and would discuss them with John after the meeting. A homeowner asked if a box or screen would be placed around electrical box as currently kids can access the electrical panel. John reported not that this was not scheduled to be addressed this season. The homeowner continued that Winchester was to address this matter when the pool was built, and that this is a big safety issue. Kerrie will contact Winchester Homes and follow up on this matter. It was decided to table the issue until additional proposals were received.

SOCIAL COMMITTEE

Denise Cribbs handed out copies of the results of the Social Committee survey and noted that there was a wide range of answers, with broad support for all activities. Denise also noted that only 25 out over 400 homeowners responded to the questionnaire. They recently had a Game Night that was not terribly successful, and also hosted a Holiday Party. The first annual Easter Egg Hunt is scheduled for April 7th at 11:00 a.m. A community playgroup has also started to meet once a month. Denise will be posting other special interest groups on the web. They will also be posting a babysitters list on the web. They are trying not to do flyers, and Denise raised the idea of an announcement board. Kerrie has provided pricing and options. Nancy stated she would like to see recommendations from committee. Discussion followed as to the appropriate location for a board. Denise asked for tagline at end of all mailings noting upcoming social events and referring homeowners to the website for additional details.

SAFETY COMMITTEE

Terri Whitehead reported that there has been a small amount of activity, and she has looked at the possibility of hiring off duty police to patrol the neighborhood. She indicated that it currently takes over 15 minutes for the police to respond to an incident. A question was raised as to how much activity occurs in the neighborhood and Terri responded that one year there were 225 incidents, including alarm calls. Terri reiterated her concern about response time, and indicated that she didn't feel the Board was hearing her concern that a plan needs to be put into action. Nancy stated that it was previously reported that police department did not recommend off duty coverage. The district had committed to around the clock coverage for two weeks to show a presence. Terri wants to schedule off duty police for more of a presence, and would like to have a plan in place prior to spring.

Nancy stated that she thought the police were going to come and monitor the speeding situation and give tickets, but she has not seen them, and indicated that Terri was to have Nestor Flores attend this month's Board meeting according to last month's meeting minutes. It was determined that Terri should take her recommendations to Byron, as liaison to the Board, and that he will bring it to the Board. Jim suggested Terri create a proposal, and Terri indicated that she had done so previously. It was suggested that this be discussed at next planning meeting. Dr. Robin Robinson stated that she lives next to pool and is very concerned about speed and feels that it is a major issue and someone will get hurt. There was extensive discussion regarding speed bumps, and Terri summarized by saying she will send her recommendations to Byron.

HOMEOWNER'S COMMENTS


Terri Whitehead alleged that two board members have made decisions against her family, based upon personal feelings, rather than facts, and has asked that this practice be stopped.

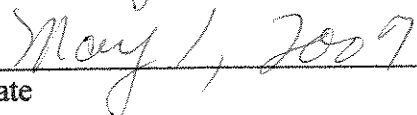
MISCELLANEOUS

Linda Haak was the winner of the gift certificate drawn at the end of the meeting.

ADJOURNMENT

Nancy Gossard adjourned the Organizational Meeting of the Chapel Grove HOA was adjourned at 8:27 p.m.



Approved


Date

Submitted on April 19, 2007 by:
Laurie Thorne/Recording Secretary
lauriethorne@comcast.net
410.721.7536