

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

March 26, 2008

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, March 26, 2008. Present were:

Nancy Gossard – President
Jim Frank – Treasurer
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
Scott Wallace – Member-at-Large
Boy Scout Troop 755
Kerrie Wilson – ProCom
Gail Kramer – Recording Secretary
Gabrielle Conau – 2442 Killarney
Bruce Duray – 762 Seneca Drive
Jason Gilman – 1712 Macoun Court
Susan Lizzi – 1505 Criterion Drive
Tony Mitchell – 804 Colette Court
Ben and Marian Moore – 1526 Star Stella
Karen Randes – 1556 Star Stella Drive
Lisa Reyes – 1714 Macoun Court
Joann Simmons – 799 Seneca Drive
Betty Slayton – 1556 Star Stella Drive

Absent: Luella Bressler – Vice President and Doug Zander – Member-at-Large

CALL TO ORDER

Nancy called the meeting to order at 7:00 p.m. and announced Boy Scouts from Troop 755 were attending the meeting as part of their requirement to earn communications and citizenship merit badges.

APPROVAL OF MINUTES

The Board reviewed the minutes from the February 27, 2008 Board meeting. Jim Frank moved to approve the minutes as written. Byron Malogrides seconded the motion. There was no additional discussion and the motion was unanimously approved.

OFFICER'S REPORTS

PRESIDENT'S REPORT

Nancy provided the following report:

- The Board has been discussing dead trees in order to make decisions on which ones can be removed. She noted the Board can make its own decisions on trees in common areas but is required to follow the county's rules and regulations regarding trees in conservation areas.
- Homestead Gardens has started to do some mulching and is preparing the Miracrest area for planting. The approved beautification of the entries at Lamoka, Seneca and Killarney will be done. Homestead Gardens plans to recycle bushes, plants, trees that may be used elsewhere but don't fit the design of the specific entrance. .

TREASURER'S REPORT

Jim provided the following report:

- The association's financial position is good. Committees are within budget.

- Cash on hand in checking - \$110,063.00

The investment at Smith Barney is \$357,480,000

a. Reserves Operating/Rainy Day = \$186,506.00

b. Reserves Repair/Replacement = \$170,974.00

Total income for the month - \$27,968.00

Total expenses for the month - \$12,542.00

Net revenue for the month - \$15,426.00

Revenue year to date - \$ 8,254.00

PROCOM REPORT

Kerrie Wilson provided the following management report:

1. Transfers of Ownership

- a. 939 Arkblack, Hee Lim and Brian Defelice - \$401,000
- b. 1704 Jonafree, Donald Patterson - \$690,400
- c. 2434 Jostaberry, Jonathan and Caroline Someck - \$409,900
- d. 2450 Jostaberry, Wayne and Rebecca Koch - \$362,790
- e. 1417 Macfree, Michael Dehaut and Tracey McCarthy - \$620,000
- f. 1722 Macoun, Matthew and Amber McCue - \$785,171
- g. 751 Seneca, Stephen and Weslynn Dirito - \$ unknown
- h. 1563 Star Stella, James and Rachel Polucha - \$658,652

2. Projects Completed/Underway

- a. Seasonal Changes contract. Seasonal Changes mulching will begin next week and Bartlett will review the work. Tree stakes on Killarney will be removed.
- b. Knab's Tree vegetation plans, approved by Anne Arundel County.
- c. Sofield Electric – have inquired about rates, contacted two other companies to offer pricing. Will forward information to the Board when it is received.

3. General Matters

- a. Taxes signed and mailed, certified on 3/10/08. Owed \$1,000 on income.
- b. Strauss & Associates – draft audit was previously e-mailed on 3/6/08, if approved, sign representation letter and await final 2007 audit.
- c. Annual meeting procedures, summarized by association's attorney. All seven Board members are up for election.
- d. Approved permit for school until April

- e. POCA may be responsible for easement on Strawberry Lake Way before the turn on urn on Killarney where it borders Chapel Grove community.
- f. Re-accreditation application for school, deadline 4/30/08

COMMITTEE REPORTS

PARKING – Jim said the parking committee plans to have some of the lines repainted because they have faded and is in the process of securing bids.

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

- Prepared a letter to homeowners and the pool application for the Board's review.
- The Board is reviewing the committee's revisions to the pool rules.
- Proposing red tags for children 12 and under and white tags for adults so the guards can easily identify which children should be accompanied by a parent. Information will be in the rules.
- New signage will be posted.
- Contacting vending machines to get estimates on the cost of providing vending at the pool. Kerrie noted there is already a vending machine at the pool and will e-mail the contact information to the committee. Discussed whether the vending machines give any money back to the community. Kerrie said not in the past. Byron suggested they contact Terry Whitehead because she was responsible for getting the vending machines in originally.
- Kerrie will provide a key to Seasonal Changes and they will clean the pool area of leaves, etc. Joann noted the contract with the pool management company requires an inspection of the electrical system to make sure it is in good shape. Kerrie said she will contact an electrician to inspect the electrical systems at the pool.
- The committee plans to pick up a recycling container for the pool and will ask the lifeguards to put it out with the trash.
- All homeowners must pick up new pool tags which will be distributed on four separate occasions at the pool.
- The pool will open on May 24th.

SAFETY – Byron provided the following report:

- Officer Henry is still picking up 6 – 9 speeders per watch and half of them are receiving citations. One contractor was picked up but the rest are homeowners.
- Two unlocked vehicles were broken into on Star Stella. A homeowner, of 1556 Star Stella reported one of the vehicles entered was hers and her wallet was stolen. Her wallet was found in another community. She noted she has called BGE twice because the street light has been out. Kerrie said she reported the light again to BGE.
- Byron also reported there was some vandalism on Lamoka. A flag was taken and a portion of a lighting fixture was removed. Homeowners were encouraged to be more vigilant about their surroundings.
- A homeowner reported there was a high school age kid in her backyard that looked out of place. She talked to Officer Henry about it.
- Tony Mitchell, the safety committee chair, reported the committee will be meeting soon.

- Ben Moore said he would like to see more exterior lights on in the community in the evening. He also suggested homeowners call their neighbor if they see they have left their garage door open late at night.
- A homeowner noted it is often difficult to see joggers, dog walkers, etc., in the morning and suggested they consider wearing reflective clothing so they can be seen.
- A homeowner on Seneca asked what is going to be done about the speeding and thinks it is as bad as it's always been. Byron asked her what she proposes. Byron said the county has told the association no to speed humps because there isn't enough traffic coming in and out of the community. There also isn't enough volume to warrant stop signs. He noted he would like nothing better than to have a three way stop sign installed at the intersection in front of the pool. A new traffic study will be conducted by Nestor Flores this spring. There was extensive discussion concerning gathering license plate numbers of speeding vehicles, the Board's ability to send offenders letters, additional fining, etc.

SOCIAL – Scott Wallace reported there was a great turnout at the Easter egg hunt and noted it was good to see homeowners out having a good time together.

HOMEOWNER FORUM

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

1. Byron reported a business owner selling home generators has asked if he can send a letter to Chapel Grove residents about his services in a community mailing. The gentleman is willing to pay ProCom's administrative cost to send the letter. The question is whether homeowners want to get involved with putting vendor information in mailers, on the association's website, or do the homeowners prefer the information just be sent from the vendors independently. Homeowners noted because Chapel Grove is not a gated community there are always people soliciting within the community for various organizations. The group discussed the issue at length. A homeowner suggested adding the information to the forum portion of the website.
2. A homeowner asked if there is a plan to remove trash that has gathered in the wooded area behind the pool. Kerrie said she walked the bridge a couple of weeks ago and the area looked fine. Seasonal Changes is tasked with cleaning up debris. Kerrie will let Seasonal Changes know.
3. A homeowner asked when the three or four trees marked for removal on Killarney months ago will be removed. Kerrie noted the county has marked the trees and Knab's will remove them soon. The same homeowner asked when the grass on common areas will be mowed. Kerrie said there has not been a mowing yet this year but she will contact Seasonal Changes to make sure the area the homeowner is concerned about is mowed. The homeowner also asked how the trees will be removed. Kerrie said to the best of her knowledge Knab's has never damaged anyone's lawn and is not sure how they will handle their removal. Kerrie will ask Knab's Tree Service the question.
4. Kerrie updated the Board on the history of the sinkhole problem on Arkblack, the steps taken to make repairs and the parties involved. Winchester Homes has stated it is not their issue. The problem persists so ProCom is suggesting the HOA bring in a third party engineering consulting firm to review the situation. Jim asked for the issue to be added to the agenda for the Board's April planning meeting.
5. A homeowner reported there is a vehicle on Killarney with expired Virginia tags that hasn't moved for a month. Another homeowner reported the ABC Towing sign has been removed a couple of times. Kerrie

asked the Board if they want her to call ABC Towing when she sees a car with expired tags. They said yes. Kerrie explained the law requires the towing company name and phone number must be posted at the entrance of the community. She also suggested the Board could consider beautifying the signage.

ADJOURNMENT

Jim moved to adjourn the meeting at 7:57 p.m. Bryon seconded the motion. There was no additional discussion and the motion was unanimously approved.

Approved by: _____ Date: _____
President

Submitted via e-mail to Kerrie Wilson at ProCom

Gail Kramer
Recording Secretary
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