

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

March 25, 2009

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, March 25, 2009. Present were:

Doug Zander – President
Tracey Warren – Vice President
Heidi McLean – Secretary
John Fassen – Member-at-Large
James Frank – Member-at-large
Byron Malogrides – Member-at-Large
Kerrie Wilson – ProCom
Gail Kramer – Recording Secretary
Additional homeowners

Absent: Neal Berger – Treasurer

CALL TO ORDER

Doug Zander called the meeting to order at 7:07 p.m.

MINUTES APPROVAL

Heidi McLean motioned to approve the February 25, 2009 organizational meeting minutes as written. John Fassen seconded the motion. There was no additional discussion and the motion was unanimously approved.

Jim Frank motioned to approve the February 25, 2009 Board meeting minutes as written. Heidi seconded the motion. There was no additional discussion and the motion was unanimously approved.

Heidi motioned to approve the February 25, 2009 executive session minutes as written. Jim seconded the motion. There was no additional discussion and the motion was unanimously approved.

PRESIDENT'S REPORT

Doug reported the new board is working well together.

TREASURERS' REPORT:

Neal Berger was absent so Byron Malogrides provided the following information:

- The association's investments are in money market funds. The operating rainy day account currently has approximately \$131,000 and the replacement reserves account \$217,000.
- \$130,000 in checking account, which concerns him. Carrying \$14,000 from last year's account, which will end up in the rainy day account. Using it as capital to operate with right now.
- Kerrie Wilson reported the association does not owe any federal or state taxes. The draft audit is being prepared.
- Byron motioned to remove Nancy Gossard as a signatory on the Smith Barney account and to add Neal Berger as a signatory. Jim seconded the motion. There was no additional discussion and the motion was unanimously approved.

PROCOM REPORT

Kerrie provided the following report:

1. Transfers of Ownership

- None

2. Projects Completed/Underway

- Approved permit for school use January – April 22nd
- Seasonal Changes – inspection report and newsletter
- BGE report for outage at Mericrest
- Anchor Aquatics – aquatic facility review form – signature required
- Committees’ – cost to date
- Correspondence to homeowner on Jostaberry regarding toys/mildew
- Correspondence to homeowner on Steuben regarding lawn maintenance
- Submitted mosquito spraying application to Anne Arundel County. Homeowners were advised to submit a request for exclusion form if they do not want to participate in the program.

COMMITTEE REPORTS

SAFETY – Byron provided the history of the traffic survey and the installation of the temporary circle. Results of the county’s traffic survey indicated the association does not have a problem with speeding. He also noted 95% of drivers getting stopped for speeding are homeowners. Byron asked Joe Candella, a member of the safety committee for his input on the issue and Joe stated he thinks the circle creates a safer environment because it at least requires drivers to slow down in the area.

Homeowners stated their opinions of the circle and after extensive discussion Byron motioned to authorize the installation of the circle in a permanent manner. Jim seconded the motion. Doug questioned whether there were enough people present to have a voice on the issue. Byron said homeowners were informed the issue would be addressed at the meeting. A vote was called and two Board members voted in favor (Byron and Doug), three were opposed (Heidi, Tracey and John) and there was one abstention (Jim). The motion did not carry.

Tracey asked homeowners for their opinion on invisible fences because she thinks it is a safety issue and read the section of the association’s guidelines pertaining to fences. Tracey motioned add the following verbiage to the rule: *“No fencing, no invisible pet fencing, shall be allowed to be included in the front yard.”* The motion was not seconded and after extensive discussion Kerrie was tasked with notifying homeowners the issue will be addressed at the next meeting.

COMMUNICATIONS – Heidi said the newsletter went out introducing the new board and the next one will be published in June. Homeowners were asked to send her information they would like included in the next newsletter. She also noted the next edition will be posted on the association’s website.

LANDSCAPE – Tracey provided the following report:

- The Board is working on how to repair the electrical issues at the gatehouse and has received bid requests from three companies.
- The addition of a new playground will be addressed at a future meeting. Existing playgrounds will be mulched.
- There has been some debate about whether to install pet waste stations and noted homeowners do not want stations installed near their home. There was also a suggestion to install signs and bag stations.
- Kerrie said Knabs Tree Service was contracted to take down trees on common property that pose a threat to homeowners. The work should be completed within the next 30 days. Homeowners were advised to close their blinds when the tree removal is taking place. The list of trees is on the association’s website. The Board tasked Kerrie with sending the affected homeowners a letter advising them of the issue.

POOL – The Board approved a bid from Anchor Aquatics to refit balance lines to come into appliance with a new law.

SOCIAL – Doug reported the committee plans to hold an Easter egg hunt.

HOMEOWNER COMMENTS

A townhouse owner asked about installing a sprinkler system. Kerrie advised the homeowner to submit an architectural change request for the covenants committee’s review and to include a plat with the application indicating where the sprinkler system will be installed.

ADJOURNMENT

Jim motioned to adjourn the meeting at 8:10 p.m. Heidi seconded the motion. There was no additional discussion and the motion was unanimously approved

Approved as written: _____

Approved as amended: _____

Submitted via e-mail to Kerrie Wilson at ProCom

Gail Kramer/Recording Secretary

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