

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

May 28, 2008

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, May 28, 2008. Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank – Treasurer
Byron Malogrides – Member-at-Large
Kerrie Wilson – ProCom
Gail Kramer – Recording Secretary
Fourteen homeowners

Absent:

Mike Miller – Secretary
Scott Wallace – Member-at-Large
Doug Zander – Member-at-Large

CALL TO ORDER

Nancy Gossard welcomed homeowners to the meeting and called it to order at 7:00 p.m.

APPROVAL OF MINUTES

The Board reviewed the minutes from the April 23, 2008 Board meeting. Byron Malogrides moved to approve the minutes as written. Jim Frank seconded the motion. There was no additional discussion and the motion was unanimously approved.

TREASURER'S REPORT

Jim reported the Board discussed homeowners who are repeatedly delinquent in their assessments and decided to inform the association's attorney that he is not authorized to arbitrarily waive fees for repeat offenders without prior consultation with the Board. Jim moved to authorize ProCom to inform the association's attorney of the Board's wishes. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.

PROCOM REPORT

Kerrie Wilson provided the following management report:

1. Transfers of Ownership
 - a. 1703 Jonafree, Lisa and Luke Janowiak - \$712,900
 - b. 2395 Jostaberry, Treva Lawrence
 - c. 2417 Killarney, John and Mary McCallie - \$385,000
 - d. 687 Reliance, Timothy and Heidi McClean - \$745,441
2. Projects Completed/Underway

- a. Gardner Engineering Report: 1528 Star Stella and 947 Arkblack sinkholes, 2428 Killarney and 947 Arkblack water seepage. Gardner James is recommending a water test and provided recommendation for a solution. Anne Arundel County said it's ground water; not their water.

Marian Moore said she is concerned about the integrity of house foundations due to erosion issues. The owner of 762 Seneca Drive said he is developing a sinkhole in his driveway. Kerrie advised the homeowner to contact Winchester Homes since the sinkhole is in his driveway. Another homeowner noted he also had a sinkhole in his driveway and Winchester Homes repaired it. Kerrie read paragraph from Gardner James inspection report concerning the issue. Jim suggested Kerrie send the report and a cover letter to Winchester Homes with a copy to the association's attorney. Kerrie will draft a letter to Winchester Homes.

A homeowner suggested ProCom send a letter to Marian Moore's neighbors informing them of the problems in the area. Kerrie will draft letters to the homeowners backing to the affected area.

- b. Seasonal Changes – inspection report/newsletter. Tree installation estimates.
- c. Bucksavers Home Improvement – estimate for town home street signs.
- d. Atlantic Irrigation proposal for additional irrigation system.
- e. Homestead Gardens – minor outstanding issues.
- f. Seeking three bids for the reserve study. Explained reserve study to homeowners.
- g. Bartlett Trees and ProCom walked the perimeter of the community to inspect trees and identified 20 – 30 trees that could severely impact homes.
- h. Kerrie was authorized to pay the website invoice.

3. Correspondence

- a. Letters to homeowners concerning lawn maintenance, trailers, boats, dog feces, etc.
- b. ACC denials. Sheds and fences put up without approval will have to come down.

COMMITTEE REPORTS

LANDSCAPE

- Jim moved to approve the Atlantic Irrigation bid to install three more zones at the main entrance. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.
- A homeowner noted the new flowers at the entrance are dying. Kerrie will contact Atlantic to make sure the irrigation system is on. Kerrie said Verizon cut the irrigation line and has agreed to pay for repairs. Byron noted Homestead Gardens has a water truck and suggested they use it to water the flowers at the main entrance. Kerrie will call Homestead. Byron said the irrigation system should have a hose bib at the gate house that can be pulled off the main line. Mr. Moore suggested adding a key. Byron acknowledged the suggestion.
- There was a brief discussion concerning the quality of work done on the irrigation system at the pool. The group also discussed the sensors and timers and noted the irrigation system was on during the rain.

- Kerrie was tasked with instructing the landscape company to cut the grass inside the pool fence each time they are on site.

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

- 174 households received passes. Some delinquencies paid up.
- Provided pool attendance numbers.
- Anchor Aquatics seems pretty good so far. Two or three lifeguards on duty at all times. Guards seem responsible, respectful, and the pool has been clean.
- The phone line is on but the phone is dead.
- Vending machine was delivered.
- May consider candy machine later in the season.
- There was a leak in the women's shower so Anchor Aquatics fixed it. Expect an invoice.
- Water heater in men's room died. Anchor is coming out to inspect it. Suggested inspecting the women's water heater as well.
- Suggested power washing the pool house. Kerrie will seek three bids.
- Distributed tags on six separate occasions. The committee will be at the pool one more time to distribute pool tags. After that homeowners can leave applications with the lifeguards and the committee will collect them when it can. Discussion ensued.
- A significant number of households have claimed extreme numbers of residents. Discussion ensued.
- Lifeguards are giving private swim lessons that are negotiated between the lifeguard and the parent. No group lessons.
- Drafting pool party application and guidelines. Will post information on the website along with swim test information.

SAFETY – Byron provided the following report:

- County traffic survey has been finished; waiting on results. Once results are in a plan will be formulated.
- Continuing to see more repeat offenders. The majority of traffic citations are being issued to homeowners.
- Will discuss a neighborhood watch program with the safety committee. Also hoping to schedule a safety day in June.

SOCIAL -

Nancy reported a community party will be held on July 13th from 4 – 7 p.m. at the pool. JoAnn suggested the social committee inform Anchor Aquatics of its plans

HOMEOWNER CONCERNS

1. Marian Moore said lawn service companies use commercial spreaders and herbicides that spray into neighboring lawns. Marian objects to the practice because she uses organic fertilizers in her yard and suggested the Board consider posting information on the website advising homeowners to be courteous

of their neighbors. Marian and Byron spoke to the owner of Seasonal Changes about the issue. Wants contractors to be more considerate of the neighbors.

2. Mr. Moore asked about the new model home Winchester is building. Nancy explained it's a Carlisle; one of the new smaller models being offered.
3. The owner of 1548 Star Stella reported her basement leaked during the heavy rain and Winchester Homes told her she needed to get a storm door and caulk around the house. Extensive discussion ensued.
4. Mr. DeRosa provided the Board with additional information for his fence application. Nancy told him the committee would review the information at their meeting on June 12th.
5. Susan Lizzi said she did not understand the letter concerning mosquito spraying sent to homeowners and suggested it include more information. Kerrie noted the concern and said she will include a cover letter next year.

ADJOURNMENT

Jim moved to adjourn the meeting at 8:15 p.m. Luella 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 on
Gail Kramer
Recording Secretary
gailkramer@comcast.net