

## **CHAPEL GROVE HOMEOWNERS' ASSOCIATION**

Minutes of the Board Meeting

October 24, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Wednesday, October 24, 2007. Present were:

Nancy Gossard – President  
Luella Bressler – Vice President  
Byron Malogrides – Member-at-Large  
Doug Zander – Member-at-Large  
Jim Frank – Treasurer  
Josh Mahoney – Landscape Committee  
Scott Wallace – Member-at-Large  
Kerrie Wilson – ProCom  
Amanda Medford – ProCom  
Gail Kramer – Recording Secretary  
Absent: Mike Miller – Secretary

### **CALL TO ORDER**

Nancy called the meeting to order at 6:50 p.m. Introductions were made.

### **APPROVAL OF MINUTES**

The minutes from September meeting were reviewed. Doug moved to approve the minutes as written. Jim seconded the motion. There was no additional discussion and the motion was unanimously approved.

### **PRESIDENT'S REPORT**

Nancy said she was sorry the annual meeting, scheduled for earlier in the evening, did not work out due to lack of quorum. She reported the Board is working on a lot of exciting things and noted Officer Henry's presence in the neighborhood has been positive. He has issued violations but the numbers are diminishing so his presence is having an effect on the speeding issue.

Doug Zander noted many homeowners have asked him who the officer is ticketing and reported it is fellow homeowners. The officer is not being overly zealous. Drivers will receive a ticket if they are going five miles per hour over the limit. Doug suggested homeowners talk to their neighbors and emphasize fact the people speeding are your fellow homeowners, not the contractors. Byron Malogrides concurred with Doug and added the officer has ticketed homeowners for the second and third time. A couple of homeowners have even had their license taken away.

A homeowner noted drivers are passing other drivers going the speed limit. Doug said the person who was passed wrote down the license plate of the offending driver and the board the homeowner a letter advising them it was unacceptable.

## **COMMITTEE REPORTS**

### **LANDSCAPE COMMITTEE –**

Doug reported in response to homeowner complaints concerning pet waste he has walked the community to identify possible locations for dog walking. He is also working with Kerrie to get costs for installing trash bins and pet waste stations.

A homeowner asked Doug if signs informing homeowners they must clean up after their pet have been considered. Doug said homeowners know they have to clean up after their pet. Another homeowner questioned who would pay for the expense of the trash bins and pet waste stations because he doesn't have a dog and doesn't think the association should have to pay for those who do. Scott Wallace said the opposite argument is that he doesn't have kids so he shouldn't have to pay for the tot lots, but the fact is we are all living in a community.

Another homeowner said if the area near her home which is adjacent to one of the storm water management ponds is identified as a pet walking location she may not be able to use her backyard in the summer because of the possible stench. A homeowner suggested pet owners who do not clean up after their pet should be required to pay a fine. Kerrie Wilson explained the Anne Arundel County Animal Control laws requiring homeowners to clean up after their pet and the options available to other homeowners who would like to report offenders.

Nancy reminded homeowners the Board is researching the subject because it is trying to be responsive to problems raised by the community and the pet waste issue is one such problem. Doug asked homeowners to get involved with the community on a committee, etc., if they feel adamantly about a particular issue or just want to help. Extensive discussion ensued.

### **POOL COMMITTEE –**

Nancy reported John Kilgore has resigned as the pool committee chair and thanked him for his service to the community. She noted two homeowners have volunteered to serve on the community and encouraged others to join as well.

Nancy also reported the Board has received three pool management proposals and the association's attorney was asked to review one. Once his review is completed the Board will make a decision on which contract to accept. A homeowner asked if the Board has taken into consideration the new pool management contract rate for the 2008 budget. Nancy said yes and also noted the contract will increase the number of guards on duty and extend the closing date in September.

### **SAFETY COMMITTEE –**

Byron Malogrdes said the week leading up to Halloween is the community's safety awareness week. The speed radar is set up on Seneca but will be removed before Halloween. On-duty county police officers will randomly patrol the community. The county has responded to the community's approval of the addition of speed signs, lineage on Lamoka and there are dots near the pool in preparation for the

installation of the temporary circle at Lamoka and Seneca. A homeowner asked if a stop sign was considered in that location. Byron said yes but the county decision to install a stop sign is also predicated on equally loaded volume and the intersection in question does not meet the criteria at this time. Nestor Flores, of the Anne Arundel County traffic planning department will be back in the community in January.

Byron also reported Officer Henry issued six warnings and two citations on the day of the meeting.

### **MANAGEMENT REPORT**

Kerrie presented the ProCom management report which was included in the Board packets.

### **TREASURER'S REPORT**

Jim Frank reported there will not be an increase in homeowner dues. The budget is currently \$27,000 ahead this year and the Board is projecting to be ahead of budget \$5,000 for next year. The community continues to be in great shape financially. Jim acknowledged the impact the committees have had on keeping costs done to the community.

There was a discussion of the term "rainy day fund" in which Byron and Jim explained what the fund is. Byron explained the capital reserve fund has a "fence around it" while the "rainy day fund" can be used. The operating and rainy day account is the same. A homeowner asked for a summary of the reserve fund line item in the budget. Jim said the normal treasurer's report includes that information. Jim also reported the association contributes \$54,000 every year into the capital reserves account.

A homeowner asked whether the \$32,000 landscape expense will be a yearly expense. Doug said no and explained there wasn't a tree plan in place so the Board has contracted with Bartlett Tree Service on a two year plan to address the association's tree needs. He explained the Board is trying to minimize tree replacement down the road by taking proper care of the trees now. Josh Mahoney reminded homeowners the contract with Bartlett does not include section five and six because they have not been turned over by Winchester Homes. Josh also said Winchester Homes should be held accountable now for any trees they plant from this point forward. Kerrie said Bartlett is aggressively trying to educate Winchester Homes on the proper mulching of trees, etc. Extensive discussion ensued.

A homeowner asked the Board to have tree stakes removed from common areas. Doug said Seasonal Changes will be apprised of the request. Another homeowner asked about irrigation and said the sprinklers were on while it was raining. Josh said he will ask Atlantic Irrigation to look at the sensors. He reported Atlantic will be winterizing the irrigation system on November 15<sup>th</sup>. Byron suggested Josh ask Atlantic for a discount to homeowners who employ their services to winterize their own irrigation systems.

A homeowner asked about Winchester Homes income. Kerrie said she would investigate the issue because she could not recall the answer to the question.

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Nancy opened the floor to homeowners but there were no questions.

**ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  President

Submitted via e-mail to Kerrie Wilson at ProCom on via e-mail to ProCom

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