

Spring Ridge Conservancy Regular Meeting Minutes

March 19, 2019 @ 7:00 p.m. in the Visitor Center

Board Members Present:

April Rashell, President
Karen Ritter, Vice President
Fred Schumacher, Secretary
Bryant Meldrum, Treasurer
Marie Ayton, Member At-Large

Others:

Victor Rocha, PMP Manager
Nadena Mowry, PMP Asst Manager
Vinny Perella, PMP Project Manager
Joe Rzepka, Finance Committee
Matt Owens, PGC Landscape
Liz Van Brunt, Recording Secretary
Lauren Stanczyk, Rec Committee

See sign in sheet for owner attendance

CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 7:00 p.m.

Motion to approve the revised agenda. Karen/Bryant Vote: 5/0/0

GENERAL COMMUNITY ISSUES

2020 Census – Jim Hasset, US Census, spoke about the upcoming census jobs that pay \$21/hour. There are address verification jobs with hiring in July and training to follow. Then they need enumerators for which they are starting hiring in January 2020 with training starting in March 2020. The hours are afternoon, evening and weekends when people are home. There are 1600 temporary positions needing to be filled. Visit www.2020census.gov/jobs to learn more. You can set your own hours and the driving would be local.

PGC Landscaping – Matt Owens outlined the recent landscape work. Turf fertilization and broad leaf weed control will start soon. Mowing will start in April unless spot mowing is needed. The Rec Committee reminded them that the soccer field needs mowed by April 10th before the Spring Festival. They spoke about the proposals they submitted. Certain trees are better planted in the spring so he encouraged the board to decide on that proposal in the next few weeks.

I Believe In Me - Erin Roelke, a local teacher, shared information on a nonprofit that she runs as an after school program with summer camps. They would like to have a concession stand at the pool with 100% of the funds going to the nonprofit. There will be middle school students who will help staff the stand, along with adults. The schedule would be Saturdays and Sundays, with some weekdays. They will have a banner. The food will be pre-packaged.

Wetland Solutions – Ryan Schultze spoke about some facilities that need work for which he submitted proposals. Some are on private property. They also submitted a proposal for the general quarterly required maintenance. With the high rains the low-flow devices are not able to keep up with the load so they need to come in more often to clear them out. They have conversed with Frederick County and are working to move the water from the private properties to the county run offs. The more that the County hears from the homeowners on Bannister the more likely they will move more quickly. There was a county culvert that was installed on Quinn Road some years ago that has shifted the water flow from where it was before the construction of Quinn Road and now into homeowners' lots. Much debris was dislodged last year due to the 70 inches of rain in 2018. In another area, there will be a temporary fix until the county can come in to upgrade the weir. There is an area at Brookhaven with a low flow rise that need modified to let water in sooner to alleviate flooding on private property. They are looking at a 2, 5 and 10 year flow plan. They will propose some of these items such that they would fit in the county retrofit plan. There was an explanation about the Ecosystems Investment Partner Program (EIP) for a restorable stream in a multiyear process.

High Sierra – Milan Stankovic has filled almost all of the lifeguard positions already. Ten will be international and 22 are local. Pool managers are being hired in the next few weeks. The board reminded Milan that the lifeguard schedule is best set by the manager or assistant manager who knows the guards best. The manager will probably be local. The health department inspection is April 16 and he is trying to push that back since it is so early. The pool is being prepared and permits are being finalized. Once the main pool work is done the final inspection will be done.

Eagle Scout Project – Ty Lunde, an Eagle Scout candidate, spoke about the trees that are down and the clean-up that is needed on the whole sanctuary path. He suggested a bridge but the board said a bridge isn't allowed, although stepping stones could be laid out to cross the creek. Another suggestion was installing some steps on the steep part of the trail. In addition, the plan is to refresh the markings on the trail. The board asked to have a timeline drawn up along with the labor and supplies. The project is only in concept mode at the moment.

Committee Reports

Pool Committee - Daniel Couture spoke about their budget and some events. He noted that communication between the committee and the lifeguards will be key. Float night proposals will have to state an ending time: either 8 p.m. or close. Adult swim will still happen at 8:45 p.m. Dates for events are being pulled together and will be presented to the board in person by April. They are considering adding corn hole games. The music will be more in-house rather than bands or DJs due to issues last year. There will be food trucks sometimes with dates being arranged now. Some discussion about holiday parties and crowded pools. There will be blackout dates for birthday parties. The April board meeting is when pool rules will be discussed.

Sharks Swim Team – Erin shared the dates for events this pool season. They are asking to hold the banquet at the pool on July 21st. The pool would close at 4 pm. With the insurance requirements and the size of the teams there are limited spaces available for holding a banquet for such a large team. The board asked if the banquet could be on off night. The

weather last year included so much rain the two weeks before the event last year that the attendance at the pool the day of the banquet was higher than normal. There needs to be a lot of notice to the community about the pool closing. It was suggested to have the rain date for the banquet on Monday July 22nd.

They requested to hang their sponsor banner again. School releases late this year so there will be 3 weeks of practice before morning practices can begin. Practice won't be held on Friday evenings before school lets out, as requested from last year. They are requesting to start practice 15 minutes earlier – 5:45 p.m. The latest session would only use the lap pool. They anticipate around 200 participants. The pre-team starts only after school is out.

Recreation Committee – Lauren Stanczyk reported that 220 Hershey Park tickets were sold, which is about normal. Some provided self-addressed stamped envelopes which will be suggested next year. The Spring Festival is all set. The Backyard Inflatables event was well attended. There were no signups for tee ball. There is no budget for the 4th of July bike parade so there won't be prizes. This will reduce the work required to plan the event and was decided since the attendance is low. The itinerary for the June 1st Brewery Tour is being arranged. There will probably be three stops from 4:00 – 10:00 p.m. with food available. There will be required waivers. The cap will be 30 people and parking will be at the professional center by the pool. There will be online registration. The FISC summer camp in Spring Ridge will be July 22-25.

Finance Committee – Joe Rzepka reported that the snow removal costs totaled around \$70,000. He pointed out some elements on the financial worksheets and advised moving the snow reserves. Then in December see if that needs moved back. There was not a 2.5 year CD available as approved by the board. Instead a 1.5 year CD at 2.5% was purchased due to the better rates. Early June is when the next CD is coming due. All upcoming projects have been outlined so the accounts have been prepared for those expenses.

Resident Forum

No residents spoke.

ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the February 19, 2019 regular meeting.

The board wants to be sure the minutes are posted on the website. PMP needs to have access so they can post the minutes after each meeting. This will be requested of the Website Committee again.

Motion to approve the minutes from the February 19, 2019 regular meeting as is.
Bryant/Marie Vote: 5/0/0

MANAGEMENT REPORT

A. Realtor Signs

Some signs are not being removed as quickly as they are required to be, as well as some other event signs. They will be disposed of by PMP if they go beyond the timeframe allowed with in the covenants.

B. Common Area Tree Damage

A common area tree fell onto a homeowner’s property at 6352 Knollwood Court and damaged a section of the fence, broke a corner of the deck and a window. The removal of the tree, and repairs for the fence and deck will cost at least \$2,500.

C. Overlook at Long Branch Housing Development

Management requested the County to provide information on the development at the Shapiro property to the right of Spring Ridge. The digging will begin by early fall for utilities.

D. Work Orders

Bids are being sought for snow removal for next year. Some discussion of pruning plans and costs.

Contractor	Scope of work	Cost and results
Deer Valley Landscaping	Snow/Ice storm removal for 3 storms in February	\$35,919
Wetland Solution	SWM 677 Compliance repairs. 6359 Bannister Drive drainage improvement. SWM Prevent Maintenance	\$6,495
All Branch Out	Tree pruning	\$13,600
Gardner’s	Remove trash at different locations, signs installation.	\$1,784

E. Insurance Claim – Slip and Fall

Management received a letter from State Farm that the person involved in the slip and fall is not pursuing a claim.

F. Storm Water Drainage Issues

The homeowner at 6123 Brookhaven Terrace has flooding in his yard from issues with the storm water structure’s inability to deal with intense and continuous rain storms. He is very frustrated with the length of time to resolve this issue and cannot sell his house until repairs are made. He is threatening to sue the County, PMP and the association if this problem does not get resolved. Proposals below are prepared to address the issues.

A homeowner on Shadybrook Drive is concerned about the storm water management area behind Shadybrook Drive. It is holding water for a long period of time. The storm water management facility is old, and it needs repairs. Wetland Solutions will be doing repairs to maintain the current structure’s function. Management and Wetland Solutions are asking Frederick County to have this facility more fully retrofitted.

G. Investments

At the request of the Finance Committee, the Board voted via email to allow Morgan Stanley to invest available funds in a 1.5 year CD instead of a 2.5 year CD since the 2.5 year was not available.

ACTION ITEMS

A. Drainage and Storm Water Ponds Work Proposals

Wetland Solutions submitted proposals to correct problems with the storm water management ponds at Brookhaven Drive and Shadybrook Drive. They also submitted a proposal to start the engineering study

on the lower side of Bannister Drive. The EIP program would be a good solution to help with funding these large, expensive projects. Much discussion of funds available for this kind of work. The Finance Committee will respond to the board with more analysis. The board was surprised at the cost of just a study. The board is hoping that the EIP program will step in for the SWM #463 Drainage Improvements.

Action: Vinny will ask Wetlands for a price break since there are three large proposals.

Motion to approve the SWM preventative maintenance as proposed by Wetland Solutions.
Bryant/Fred Vote: 5/0/0

Motion to approve the Bannister Drive/Fleetwood Way Drainage Improvements (emergency fix) proposed by Wetland Solutions. Bryant/Karen Vote: 5/0/0

Motion to approve the SWM #463 Drainage Improvements as proposed by Wetland Solutions.
Bryant/Karen Vote: 5/0/0

B. PGC Landscape Proposals

The first proposal is to add landscape to the island near the entrance to the club house parking lot on Spring Ridge Parkway side. This will cost \$2,685. The board feels that a large amount is being spent on SWM so this is not urgent.

The second proposal is to create a landscape design for the island that currently has no landscaping on Ridgefield Drive. The cost proposed is \$1,400. The board suggested that rather than have eight crape myrtles in a row on Ridgefield, they should be spread out. There is also a crape myrtle that doesn't match the rest. Vinny will asked to have it moved.

Action: April will talk with PGC about the placement of some planned trees.

Tabling the proposal until questions are answered about the design and cost.

C. White Coat Re-Installation at the Main Pool

All of the white coat layers in the main pool need removed and to add a new white coat, new line tiles and return fittings. The board wants to know if the pool cover has helped extend the life of the white coating. Statistics will be collected to figure that out. High Sierra's proposal is \$104,011. Continental proposes to do the work for \$122,550. The piano pool was done last year.

Motion to accept High Sierra's bid to white coat the main pool. Bryant/Karen
Vote: 5/0/0

D. Water Bottle Refilling Station

The cost of a water bottle refilling station at the pool will be anywhere from \$800 to \$1000 plus filters. Installation will cost \$500 dollars. Total should not exceed \$2,000.

Motion to approve the water bottle refilling station. Bryant/Karen Vote: 5/0/0

E. Frederick County Request

The Frederick County Sustainability and Environmental Resources office is conducting a study on different stream areas in Frederick County. They are asking for permission from the Board to authorize Frederick County and their consultants to access 75 meters of the stream behind Hawkins Court North to conduct a survey of the stream. They do not have to walk on any private property.

Motion to approve the Frederick County request to survey behind Hawkins Court North as requested. Fred/Bryant Vote: 5/0/0

F. Soccer Academy Summer Camp

The Recreation Committee has proposed Monday, July 22 to Thursday, July 25 to host the soccer camp at the Spring Ridge Community soccer field from 9 a.m. to 12 p.m.

Motion to approve the soccer academy summer camp as proposed. Bryant/Karen
Vote: 5/0/0

G. Eagle Scout Project Proposal

More details will be provided once this concept approval is done.

Motion to approve the Eagle Scout project as conceived so far. Bryant/Karen
Vote: 5/0/0

H. Kiddie Academy Program Announcement

Karen shared information about a Kiddie Academy program. The information will be posted on the community website.

Motion to accept the request to advertise the Kiddie Academy's new program.
Karen/Bryant Vote: 5/0/0

I. Sharks Extended Practice Hours

The Sharks need to have 1-2 guards and a pool operator in the evenings when they run an extra 45 minutes after the pool closes for the first three weeks of evening practices. A suggestion was to have the practices of only 45 minutes instead of an hour in order to be out by the time the pool closes.

Motion to accept the Sharks extended hours if they accept the required extra guard and pool operator. Karen/Bryant Vote: 5/0/0

J. Sharks Banquet Request

The board suggests that the banquet start at 6 and run until 8 and afterwards they can have a late night swim from 8-10.

Motion to accept the revised banquet hours from 6:00 – 8:00 with late night swim from 8:00 – 10:00 p.m. Bryant/Karen Vote: 5/0/0

K. Sharks Other Event Requests

The board needs clarification about the late night swim with movie, pizza and dance. The board does not feel the pool can be closed early on a Saturday night. They need further clarification about their proposed event on June 29.

Motion approve the Sharks pool events listed, except the 6/29 event which needs further discussion and clarification. Karen/Bryant Vote: 5/0/0

L. I Believe In Me Concessions

Motion approve the proposal from Erin Roelke to sell concessions to raise funds
Karen/Bryant Vote: 5/0/0

M. Finance Committee Recommendation

Motion to approve moving \$30,000 from the snow reserves to operating funds.

Karen/Bryant Vote: 5/0/0

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary