

Spring Ridge Conservancy

Regular Meeting Minutes

April 17, 2018 @ 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
Joe Rzepka, Finance Committee
Brian Kenny, PGC Landscape
Liz Van Brunt, Recording Secretary
Lauren Stanczyk, Rec Committee
Vinny Perella, PMP Project Manager

See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 6:58 p.m.

Motion to approve the Agenda. Fred/Marie Vote: 5/0/0

II. GENERAL COMMUNITY ISSUES

PGC Landscaping – Brian Kenny reported they started their first week of mowing today and will mow through Saturday to complete the whole community. He explained the planned paths. It will be a 5 day mow (this includes Saturdays when the weather forces it). Any issues and concerns can be addressed each day. The soccer field would need to be mowed on weekdays since it is used on weekends. A weekly map will be given to PMP so they can respond to any community questions. Next week Friday the fertilizing will start and should be done in one day. About 15 plants didn't survive the installation and will be replaced. Cherry laurels aren't doing well in the islands so the board asked about ornamental grasses. A mixture could be planted that would be tall enough to cover the guard rail but not impede vision.

Committee Reports

Sharks Swim Team – April Hunter and Erin Clagett reported registration starts next week. The morning practice will start June 19th. All nine coaches have been hired. Volunteer hours will be about 10-12 for parents/guardians. Sponsors will be finalized May 1st and the sign design will be run by the board. There are two new board members. One more is sought. An IT assistant is being sought. The number of guest passes needed is not yet known. This year the board will provide 16 and if more are needed the Sharks can request more. The pass will be colored differently and say "Sharks Guest Pass 2018" since it is just for entrance during practices, not swimming. If a family moves mid-season they can stay on the team – their status just changes to "guest." A valid pool pass at the start of the season is required.

Web Committee – Mark Perry shared some layouts for a new mobile website. The majority of people are accessing sites from mobile devices these days. He would post a sign up for the newsletter at the top. The plan is to have the site up before the pool opens. The color scheme will be the same blue tones. The goal is to have the site be the source of information and include a calendar. The navigation will be very similar. Classifieds will remain. PMP will have access to make updates whenever necessary.

Resident Forum

No residents were in attendance.

G. Lap Pool Restriction Rule Survey Results

Last year the Board implemented a rule that stated only patrons older than 16 are permitted in the lap pool and lap pool area. The survey asked if people were in favor of keeping that rule. The results are as follows: 34 yes and 66 no

H. Usage of the Spring Ridge Name

The facilitator for the Spring Ridge Frederick Maryland Neighborhood Group on Facebook charges \$25 for people to advertise on the page. It is not an official Spring Ridge page. The money is going to the homeowner not the community. It might be a violation of Facebook rules.

I. Attorney Matters

The 9307 Remington Drive's original homeowner still owes fines to the association. The house is being sold. The bank paid the amounts they owed. Work is being done on the property.

Exxon is showing a consistent lack of maintenance and the issue will be forwarded to the corporate office. Dave Grove will look at the contract and help write an enforcement letter.

A letter may be sent to the Weis corporate headquarters about their maintenance. Victor will introduce himself to the new manager first and discuss expectations.

V. ACTION ITEMS

A. Pool Rules

Last year the Board implemented a rule that stated only patrons older than 16 are permitted in the lap pool and lap pool area. Some people liked the rule and some did not. Some false information, misquotes and character misrepresentations were posted on the non-community Facebook page that were not corrected by the people who posted them and this stirred up dissent over false information. Only two complaints have been registered directly to the board about the current rule.

As a compromise the rule can be changed to: Lap pool usage by children under 16 requires adult supervision while they use the pool in order to encourage no splashing and noise reduction.

The lap pool is for laps and serious swimming rather than a play pool. A sign with the pool rules can be placed at the entrance of the lap pool.

Motion to change the lap pool rule to say: Lap pool usage by children under 16 requires adult supervision while they use the pool to encourage no splashing and noise reduction.

Karen/Bryant Vote: 5/0/0

The board discussed raising the unsupervised age from 12 to 13. They are trying to reduce the pool issues which occur with the youth aged 12-13. This is that age of the majority of misbehavior reports. Also when people leave the pool, even to go to the shopping plaza for food, they will have to pick up their pool pass and recheck in.

The board considered eliminating the guest pass for the unsupervised minors as this has also led to increased misbehaviors. The pool managers will be involved with checking the pool passes to help deter the improper use of pool passes.

Motion to change the pool rule to raise the unsupervised minor from 12 to 13 and the unsupervised minors are not allowed to bring guests. Bryant/Fred Vote: 5/0/0

B. Piano Pool Full Plaster Replacement

The Board has approved this replacement by High Sierra Pools for \$51,645 via email by a 4/0/0. This for the record of the association. Included is the removal of all the Piano pool plaster down to the shell, replace entire water line tine, replace trim tile and install new plaster.

C. Frederick Air Maintenance Agreement

The cost for the Visitor Center HVAC maintenance agreement is \$795. It includes 12 filters and 2 belts for one year, 24-hour emergency service and 2 maintenance visits a year

Motion to accept the maintenance agreement as proposed. Bryant/Fred
Vote: 5/0/0

D. Tennis Court Fence Repair

During the wind storm on March 2nd the posts on the fence section that holds the tennis backboard were damaged due to the high winds and now the fence is leaning. It will have to be repaired and reinforced to hold the back boards. Management gathered two bids for the repair: FenceCo for \$4,893 and Long Fence for \$3,560.

Motion to accept the Long Fence proposal. Brant/Fred Vote: 5/0/0

E. Ash Tree Replacement

Several proposals were received. The board choses PGC at \$49,217.92 (including warranty) since they are the most invested in the community and the survival of the replaced trees. Vinny will work with them to adjust the list which might reduce the amount a bit more.

The plantings will be staged for the best planting season of the tree varieties.

Motion to choose PGC as the provider for the ash tree replacement. Bryant/Karen
Vote: 5/0/0

F. New Storm Water Management Agreement

Wetland Solutions submitted a new storm water maintenance agreement for 2018. This agreement includes the 3 new structures at Newport Drive for \$51,000.

Motion to approve the storm water maintenance agreement from Wetland Solutions as presented. Bryant/Karen Vote: 5/0/0

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary