

Spring Ridge Conservancy
Regular Meeting Minutes
May 15, 2018 @ 7:00 p.m. in the Visitor Center

Board Members Present:

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

Others:

Nadena Mowry, PMP Asst Manager
Vinny Perella, PMP Project Manager
Joe Rzepka, Finance Committee
Brian Kenny, PGC Landscape
Liz Van Brunt, Recording Secretary

Absent

Karen Ritter, Vice President

See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 7:01 p.m.

Motion to approve the revised Agenda. Marie/Fred Vote: 4/0/0

II. GENERAL COMMUNITY ISSUES

High Sierra – Milan Stankovic and Dejan Krstic reported some staff changes due to visas. The pool manager, Mirk, worked in Gaithersburg last year and has lots of experience. There will also be two assistant managers – both are experienced and familiar with the community. There are at least 25 strong candidates for the lifeguard positions. The pools are up and running and any small issues will be resolved by the end of the week. The health department inspection will be Wednesday 5/17.

Resident Forum

There is a dispute on a ‘consent for work’ on a neighbor’s yard. The resident has a grading plan that was approved by the ACC. A hill will be reduced and planted with grass that will slow down the runoff. Multiple neighbors have signed off. The topography won’t change the amount of water although more would be absorbed in place. Wetlands Solutions stated that the plan as approved is a good solution that won’t impact the neighbors. They will be doing separate work in the area on storm water management. One non-adjoining neighbor is not giving consent although it is only the adjoining neighbors who are the ones whose consent is required for work to be approved.

The county has declared it is a private storm water easement and does not need to be involved.

Wetland Solutions – Ryan Schultze spoke about the storm water issues from an offsite run off. A drainage and flow rate analysis will be done. They will then design a drainage structure that will pipe the water underground. It will take about three weeks. The Johns’ project as designed will not interfere with Wetlands Solutions’ plans. They will work hand in hand.

PGC Landscaping – Brian Kenny reported that they are working to keep up with the grass and the weeds that are sprouting. The spread of mulch will help reduce the weed growth. The pool areas have been planted and mulched to be ready for the summer season. Some replacement trees will be installed after the mulching. Bushes on Ridgefield, and other places where they did not survive, are being replaced. Many crape myrtles are not doing well. Brian is checking on all the areas and will be submitting proposals for replacements. The board saw one crew without the roll bar correctly up and was concerned with safety. Brian explained the internal process to deal with safety items like this.

Committee Reports

Pool Committee - Daniel Couture reported that there are more committee members. Their budget is the same as last year (\$5,000). They posted a request for event suggestions on Facebook in order to help with planning events this summer. The board recommended using the SRC website to seek suggestions since the Facebook page is not officially Spring Ridge. There will be a food truck at the pool starting on Friday 5/25 at 4 pm and each day all Memorial weekend. The Memorial Day party will be 4-6 on Sunday, May 27th. June 3rd is the official Pool Opening party. June 23rd is another party probably with a DJ and pizza. The times will be solidified soon. June 29th there will be a Smoking BBQ food truck at the pool. The goal is to have food trucks most Fridays. July 4th will be a party with a DJ and J&P pizza. There will be contests and prizes tailored to pool fun. Float nights will be 5:00-close on Fridays. Some float nights will have various other activities too. The committee will send all dates to the board for posting on the website and a request for the funds to be deposited.

Sharks Swim Team – April Hunter outlined the equipment dry run – assuming the weather cooperates. There is training needed since there will be a transfer of responsibilities as volunteer staff shift. Last season the wifi was slow due to higher level tech usage and more parent usage. The team is interested in getting another router. Speed rates can also depend on which line they are using. This will be looked at next week when Victor returns. Registration has started up well with an expected uptick just before the deadline. The full schedule was given to the board. They are still working on the sponsor banner but will send the design to the board before production. Sunday June 3rd is the coaches meeting in the Visitor's Center. A parent meeting will also need to be scheduled. They are looking for a place for their end of season banquet. They asked that if they can't find a banquet location could they use the pool on July 22 from 5-9 exclusively for the team. This is a last resort.

Finance Committee – Joe Rzepka talked about a few corrections that were needed. The PGC bills were 3 months behind and are caught up now. A CD will mature next week. It is recommended to put \$250K in a 2 year CD. One member dropped off the committee. A newsletter blurb needs posted that new Finance Committee members are needed.

Ed Thomas reported that PMP is adding some new technology platforms. They are looking at eliminating checks and moving to only ACH payments. This will be an elimination of much paper. Invoices will be scanned. The internal controls will still happen before payments are made. The paper assessment coupons will be eliminated. The cost savings and increases will balance out net zero. It could be possible to have a Venmo or PayPal type of account for event registrations.

III. ASSOCIATION BUSINESS MEETING

A. Review of minutes from the April 17, 2018 regular meeting.

Motion to approve the minutes from the April 17, 2018 regular meeting as is. Marie/Fred
Vote: 4/0/0

IV. MANAGEMENT REPORT

A. Extra Duty Security

The warnings were listed but not described.

Action: Nadena will inquire if the warnings are items that need to be addressed.

B. Violation Summary

The Finance Committee pointed out that there has not been any violation income although there have been fines assessed. It is a matter of catching the books up.

C. HGTV House Hunters

Spoiler alert: an incoming home buyer has been notified they will be on House Hunters. Management will work with PGC to ensure the neighborhood looks its best for the filming around 5/23 and 6/23.

D. Community Improvement Suggestion Email

Fred will draft a response to each item outlined in the email and invite the homeowner to get involved.

E. Delinquent Status Report

PMP reported that our average delinquency rate is less than the regional/national average, which is good.

F. 2017 Draft Audit

The Finance Committee did not find any issues with the draft audit. Final approval will be voted on at the next board meeting.

V. ACTION ITEMS

A. Yoga Class Request by Homeowner

Homeowner Pamela Francis is seeking approval from the Board to host weekly yoga classes in the Visitor Center for adult residents. The board considered how much daily traffic the center gets. It would not be ideal for a peaceful yoga session. More details of the schedule, pricing structure and expected attendance are needed. She did provide an insurance certificate. The board requested that Pamela attend the next meeting to explain more of her plans.

Tabled until further information is presented.

B. Informal Water Walking Class

Homeowner Thea Ruff is requesting the Board to approve an informal water walking class for adults in the main pool shallow area every Tuesday and Thursday during the first hour the pool is opened, starting the first week in June. The board asked if it is expected that this part of the pool will be sectioned off.

Tabled until further information is presented.

C. Shark's Training

The Sharks are requesting the Board to authorize their use of the pool area on Sunday May 20, 2018 from 5 to 7 pm for eight adults to do a trial run of all the Sharks equipment so they can be trained on the starting system and DJ equipment.

Motion to approve the request to use the pool deck Sunday, May 20, 2018 for equipment training. Bryant/Marie Vote: 4/0/0

D. 2018 Pool Rules

The newsletter board corner will have a note about the guest rule change. The 'approved by' date will be printed on the rules. There has been no feedback on the suggested changes to the minor age increase. They clarified the age that a youth can bring a guest: It is 14 and above and the guest must be 14 or older. Unsupervised minors (13) are not allowed to bring guests.

Motion to approve the 2018 pool rules as adjusted. Fred/Marie Vote: 4/0/0

E. Frederick County Fire and Rescue Request

Lieutenant David Hubler of the Frederick County Fire and Rescue Department is asking for the Board to allow them to use the pool for water awareness training. The suggested dates for training are May 26th and June 16th at 7 am. These dates do not impact the Sharks. The board requested that the pool manager must be present. PMP will inquire about lifeguard requirements, inform the rescue department of the time they must exit and inform them that the pool manager must be on site during training.

Motion to allow the Frederick County Fire and Rescue use the pool as requested. Bryant/Marie Vote: 4/0/0

F. Playground and Exercise Areas Repairs

Tim Boyle, Playground Specialist, performed an inspection of the playgrounds and exercise areas. The proposal is for repairs at 8 playgrounds and 1 exercise station. There is enough in the operating cash balance to cover these costs instead of using reserves. The board has previously considered using a landscaping company for those repairs but it is more cost effective to use Playground Specialists. The parts needing replaced are important for safety.

Motion to approve the Playground Specialist proposed repairs. Bryant/Marie Vote: 4/0/0

G. Bannister Drive Easement Repair

The owners of the properties at 6353, 6355 and 6357 Bannister Drive have requested the Board and Management to address the continuous drainage problems they have on the storm drainage easement situated within their lots. Excessive water from storms is resulting in flooding on their properties and creating perennially swampy conditions making the backyards unusable.

Because this is an HOA storm water easement management requested Wetland Solutions to submit a solution/proposal to resolve this matter. The cost for the initial evaluation phase of the project will be \$4,000. Drainage system installation cost will be approved once the drainage design is approved.

Motion to approve the Bannister Drive drainage inspection and analysis proposal from Wetland Solutions for \$4,000. Bryant/Marie Vote: 4/0/0

H. ACC Waiver Request

Motion to let the yard storm water management project proposed by Edward Johns go forward as written. Bryant/Marie Vote: 4/0/0

I. Pool Request

The swim team banquet date would be July 22 from 5-9 pm.

Motion to allow the Sharks to use the pool as requested for their banquet if they are unable to find another location. Bryant/Fred Vote: 4/0/0

J. CD Purchase

Motion to accept the Finance Committee recommendation to move \$250K in a 2 year CD. Bryant/Fred Vote: 4/0/0

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary