

Spring Ridge Conservancy Regular Meeting Minutes

June 19, 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
Nadena Mowry, PMP Asst Manager
Vinny Perella, PMP Project Manager
Joe Rzepka, Finance Committee
Brian Kenny, PGC Landscape
Liz Van Brunt, Recording Secretary
Lauren Stanczyk, Rec Committee
Mark Perry, Website Committee
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 revised Agenda. Karen/Fred Vote: 5/0/0

II. GENERAL COMMUNITY ISSUES

PGC Landscaping – Brian Kenny reported that the mulch is done. The board was very impressed with the quality and result. The second application of weed control and fertilization will be done next week. Street tree trimming work will start the first week of July. The walking paths' trees need trimming. Brian will walk the paths and make note. Ash tree replacements will continue next week. There are other trees that will be removed and replaced but that will wait until fall. Bed edging is better than it has been in years. Shrub pruning will be the next big project.

High Sierra – Dejan (asst. regional manager), Stephani (manager) and Ivo (supervisor) reported that evening swim team practice and float night made for almost too many people. It was recommended to not have float night on the same nights as practice. The generator on deck for the food truck was quite loud, especially with the band. The Pool Committee said that particular truck won't return. Management said there is an outlet for food trucks down at the pool so they shouldn't need a generator.

The guest pass policy is a little challenging since there are so many guests, and with the new limit on one per 14 year old and none for 13 year olds. With 300 people at the pool on a recent Saturday over 100 were guests. The board requested the bar graphs for pool attendance. The pool closes at 6:00 pm on July 4th.

American Pavement – Dan May spoke about their proposal for the multi-year asphalt work. Some townhome streets need full repaving and others need some seal coating, crack filling and curb/gutter work. There are parking lots that have dropped at some corners. A question was brought up about raising the speed bump height and if speed bumps could be placed in the Visitors Center parking lot.

Committee Reports

Recreation Committee – Lauren Stanczyk reported they cancelled the spring festival due to rain. There was some money loss due to lost deposits but it couldn't be helped. The yard sale went fine. The bike parade for July 4th is being organized by a Leadership Academy student. Prizes will be handed out. Donations will be collected for the Children's National Medical Center. A fall soccer coordinator has been brought on board. They will have a similar schedule to last year with a \$50 registration fee. They will practice at FISC. Games will be Saturday mornings from 10-11 from September 15 – October 13. The committee really needs a few more members. There is an issue with the bank account which necessitated a change in the PayPal account and email. It is suggested that someone from management also have account access. The original account needs to be closed. Fall planning includes a Sept 15th yard sale with a rain date on the 16th, the Fall Festival will be October 13th (rain date on the 14th) and the Boo Bash on October 19th. Some discussion of the bash being on a Friday versus Saturday.

Action: management will contact the lawyer to see what needs to be done to finalize the bank account closing issues.

Finance Committee – Joe Rzepka reported that everything looks in order. The committee really needs members. A note will be put in the board corner of the newsletter. Meetings are Mondays before the board meeting. Some CDs are coming due but they will hold the money in the Money Market until the larger projects are done and paid for.

Web Committee – Mark Perry shared the final version of the redesigned website. It should be live by early July. It is built using WordPress. Once it has run for a month, and any bugs are worked out, it can then be announced to the community. The emailing subscription is run through Mailchimp. The current newsletter subscribers will be migrated to the Mailchimp.

Resident Forum

Jennifer Gray, Oakdale Athletics, spoke, along with two Leadership Academy students, about the plans for the Color Run this year. There will be many volunteers. They will follow the Roo Run map so all county approvals are the same. There will be two liquid color pumping stations and a color packet thrown at the end. All colors will wash away with the next rain. The date is Sunday, September 16th (rain date the following Sunday) at 3 pm with check in at 1:30 pm. It is a 5K fun run and there will be a band. Last year there were about 110 participants. The entrance fee is \$35 with the net going to the Oakdale Athletics. This date is the rain date for the yard sale.

Johannes Gross, resident, returned to speak about having his driveway replaced due to damage from contractor repair. The board had set a requirement that a driveway older than 2 years would not be replaced. He does not have record of the date of replacement.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the May 15, 2018 regular meeting.

Motion to approve the minutes from the May 15, 2018 regular meeting as corrected.

Marie/Fred

Vote: 4/0/1 Karen abstained since she was absent.

IV. MANAGEMENT REPORT

A. Off Duty Security Patrol

Fred summarized the report. The description written by the patrol is minimal. A particularly wide ranging variety of activity was noted.

B. Vandalized Fence Update

According to the Sheriff's investigation officer only two individuals were positively identified and have taken responsibility for the damage to the white vinyl fence near Spring Ridge Elementary School. Management has sent letters to the guardians of the two individuals demanding that the money spent by the Association for repairing/replacing the vandalized fence be reimbursed by June 30, 2018. A check was brought in by a guardian.

The board raised the question about getting more cameras due to the recent vandalism at the pool. It needs to be considered at the tennis courts too.

Action: management will get pricing for a new cameras and installation fees.

C. Violation Inspection

The board mentioned some homes that need to be inspected. Some discussion of cease and desist letters that have gone out. There will be some probable cause issues brought to the next board meeting.

D. Common Area Work

Some discussion of necessary tree trimming and a potential maintenance contract. They need regular trimming to keep them healthy. This would need funding.

Action: management will get some prices for tree maintenance contracts.

E. Board Decisions Communication from Last Meeting

Sharks Banquet - The team will hold their banquet at the pool Sunday, July 22nd from 5-9 pm since they were unable to find a reasonable alternative location. The pool will be closed to the community at 5 pm.

F. HGTV Filming

A flyer was distributed to all the nearby residents to let them know about the filming schedule.

G. Comstock House Sale Update

Of the twenty-one homes, only about five have been sold so far.

V. ACTION ITEMS

A. Commercial Vehicles

There is an outline of the limits of what vehicles can be parked on the private roads within the conservancy rules that was discussed. The county has its own rules for county roads. The community has both county and private roads within it. A situation arose about signs on vehicles. Some discussion of the rule and how it could be updated. A resolution could be proposed for a change to the rule. There is no current overflow parking for commercial vehicles. Our rules can be compared to the county rules and other communities'.

Tabled until more information is gathered by management.

B. 2017 Audit Draft

The Finance Committee approved the draft audit.

Motion to approve the draft audit for 2017. Bryant/Karen Vote: 5/0/0

C. Concrete and Asphalt Work

Management gathered two bids from contractors for the yearly sidewalk repair and replacement and for the repair/replacement of the townhouse roads in Spring Ridge as per the reserve study.

SCOPE / AREA: TOWNHOMES		American Pavement Advocates, LLC.	O'Leary Asphalt Inc.
asphalt patching	32 areas, 800 sq. ft.	\$40,000	\$33,600
asphalt milling, paving	12390 sq. ft.	1.5 inches - \$181,020	2 Inches - \$144,066
asphalt crack filling	6550 lf	\$4,275	\$4,060
asphalt seal coating	10,038 sq. ft.	\$20,076	\$15,620
concrete curb and gutter	350lf	\$12,250	\$na
concrete sidewalk	1,000 sq. ft.	\$7,000	\$17,325
TOTALS		\$264,621	\$214,671
SCOPE / AREA: SINGLE FAMILY HOMES			
concrete sidewalk	4,075 sq. ft.	\$28,525	\$na
concrete curb and gutter	64 lf	\$1,120	\$na
TOTALS		\$29,645	\$29,469

While inspecting the area and based on what was found O'Leary is recommending a different scope of work that could better address some of the issues before redoing asphalt.

O' LEARY'S RECOMMENDED SCOPE OF WORK FOR TOWNHOMES		O'Leary Asphalt Inc.
concrete sidewalk	4,308 sq. ft.	
concrete curb and gutter	1,950 lf	
asphalt patching	2,075 sq. yds	
asphalt milling and paving	13,304 sq yds	
asphalt crack filling	9,500 lf	
asphalt seal coating	10,069 sq. yds	
TOTALS		\$335,485

The board was disappointed that a representative from O'Leary did not attend the board meeting. The board was disappointed that American Pavement did not handle the homeowner driveway issue better. It was agreed that we would get better overall work going with O'Leary even though the cost is higher. The funds would come from reserves.

Motion to accept the full proposal from O'Leary Asphalt. Bryant/Marie Vote: 5/0/0

D. Extra Duty Schedule

Management has created a draft schedule for the Extra Duty Police Patrol for July - December 2018. Fred will contact the sheriff to get more analysis of the crimes and warnings that were recorded but not detailed. The lieutenant will be asked to attend a board meeting.

Motion to accept the extra duty schedule as proposed. Bryant/Karen
Vote: 5/0/0

E. Office Furniture

The chairs used by the office staff are in bad condition and management is requesting the Board to approve the purchase of new chairs and also an extra desk for the pool computer. Management obtained a bid from PVI to purchase 3 chairs and a small table for \$1,286.76. Anything that can be repurposed will be.

Motion to approve the purchase of the necessary office furniture needed. Karen/Bryant
Vote: 5/0/0

F. Oakdale High School Color Run

Management received an email from Jennifer Gray seeking approval for a Color Run event in Spring Ridge similar to the one approved last year. The date proposed for the event is September 16th starting with check in at 1:30 pm and the race start at 3 pm. The event should be done by 6 pm.

Motion to approve the color run plans as presented. Fred/Karen Vote: 5/0/0

G. Volunteer Party

The suggested date is Thursday, October 11th.

Motion to approve the volunteer party date of October 11, 2018. Bryant/Marie
Vote: 5/0/0

H. Collections Write-off

6435 Bellevue Place - at settlement, the bank only paid what David Grove's office billed them which was \$2,344.18. This amount is less than what the account shows as owed. There is \$237.80 left in the account that is now uncollectible.

Motion to write-off the \$237.80 so this account can be closed. Bryant/Fred
Vote: 5/0/0

I. Landscaping proposal

The roses will be attended to. The proposal is fine.

Motion to accept the PGC proposal as presented. Bryant/Fred Vote: 5/0/0

J. Recreation Committee Dates

Yard Sale – 9/16 with a rain date of 9/17, Fall Festival – 10/13 with a rain date of 10/14, Boo Bash – 10/19

Motion to approve the Recreation Committee dates as proposed. Karen/Marie
Vote: 5/0/0

K. Asphalt Driveway Replacement

The owner at 8905 Knollwood Drive requested to have his driveway replaced due to damage caused by the community's contractor while replacing the sidewalk in front of his house. The board had stated that driveways older than two years would not be replaced. The burden of proof is on the homeowner. The board would replace the driveway if the driveway is proven to be two years old or less. The board does not want to set a precedent of replacing old driveways.

The company should be able to produce an invoice for the original driveway replacement.

Motion that the homeowner contact the driveway contractor he used in order to get a receipt or invoice for his driveway replacement in order to qualify for replacement now.

Karen/Bryant Vote: 5/0/0

VI. NEW BUSINESS

A. Private Pool Parties

The board would like to either reduce the amount of allowed guests or change the timeframe of the allowable party times. Twenty five guests is a large number to bring in at the highest attendance times of the day. Also more than one party should not be scheduled at the same time. The 25 allowed people include the residents.

Action: this will be revisited.

Action: Management will review the insurance policy for the pool.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary