

Spring Ridge Conservancy

Regular Meeting Minutes

June 18, 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
Lauren Stanczyk, Rec Committee
Liz Van Brunt, Recording Secretary

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. Karen/Fred Vote: 5/0/0

II. GENERAL COMMUNITY ISSUES

PGC Landscaping – Matt Owens reported that the mulching will wrap up this week. Mowing and weed control are going well. The board reviewed the tree trimming proposal they submitted.

High Sierra – Stephanie Flynn introduced the pool manager Monica who worked in Urbana last year. She knows is very knowledgeable. The first float night went well. Memorial Weekend was the first holiday with the new guest policy and there were 34 residents who wanted to bring in guests but hadn't received pre-approval for holiday guests. There were still over 400 people in attendance. The ice machine and water fountain have been very well received. There may be an overheating issue with the ice machine. The music for pool events has been at a better sound level near the check-in table. Some individuals were caught on camera in the pool area throwing chairs in the pool afterhours. The fire department will hold a training event again this year. Swim team time trials went well and the Sharks have been very gracious. By the end of the week the pool will open at 11:00 a.m. The lifeguard station radio needs replaced. The pool pass scanning speed has increased. The lifeguards have been enforcing the pool passes and the 13 year old unaccompanied minor approval rules more stringently.

Leadership Event for Special Olympic fundraising - Maya Schiller and Aubrey Austin talked about their plan and are working with Anytime Fitness who can provide some liability coverage. That gym has a partnership with Special Olympics. They want to use the pool on August 14 from 7:45 – 10:45 a.m., before the pool opening. The pool operator and lifeguards would donate their time. Participants would need to exit the pool before the pool opening at 11:00. Erin Roelke would donate snacks for a snack bar. The board responded that the attendance would be higher if the event was held in the evening. The goal is to have 100-200 participants.

Playground Specialist – Tim Boyle shared plans for the Ridgefield Circle playground. There is a water issue so everything would be removed and drain tile with underground piping would be added to eliminate the standing water. The saucer swings can hold multiple children and are ADA compliant. The items in the proposal are on sale. There will be a bench.

O’Leary – Jim Bockius explained the trip hazard concrete repairs last year and that similar work will be done this year. The primary areas have been established but may need to be handled over a few years due to budgeting. Newport will be seal coated. The sidewalk grinding is used to reestablish grading. The county will do some work in July too so it may make sense to wait until they make their determinations first. They may concentrate on the aprons and curbs whereas SRC will focus on the sidewalks.

Committee Reports

Recreation Committee – Lauren Stanczyk reported that the brew tour was very successful. Multiple people joined the Recreation Committee after that trip. The 4th of July bike parade will be at SRES in the morning and the decorating will happen on site. The committee will provide decorations for the bikes from 9-9:30 a.m. Then there will be a parade and a race loop afterwards. The fall yard sale is September 14 (rain date on 15). Goodwill will have a truck but only on Saturday. Soccer will be organized by some resident fathers. FISC will still be the practice field. Games would be in Spring Ridge. An Oakdale leadership teen will coordinate the fall festival. A Boo Bash will be scheduled in late October. They are planning another Brew Tour to other breweries this fall. If the charge is raised a second bus could be arranged.

Sharks Swim Team – Erin Claggett reported that they are division two with 102 swimmers. They have held a few events that have gone smoothly. The first swim meet was away. The dates for the home meets are known and signs will be posted for pool closings. Practice times shift now that school is out. She listed the upcoming events. July 13 is the last home meet. The rain date for the banquet will be July 28. Some coaches are returning and there is an interpreter for the deaf swimmers. The storage closet for the Sharks has been left open multiple times. It could have been a work crew. A new lock can be put on it if needed.

Pool Committee - Daniel Couture explained the various plans of where to place the music speakers for DJ events. Three more DJ dates are suggested for July 10, 16 and 21 to have music before Shark events. He will try having the speakers at the pump house for the next event.

Finance Committee – Joe Rzepka and Michael Casagrande clarified that the legal fees seem off and PMP will research the answer to be sure they are correct. The CD that is coming due will not be reinvested due to upcoming expenses. There is a higher yield savings account into which some funds were moved. The deposit of July funds can be added early to that account as “new” money in order to take advantage of the good rate. There may be some other funds that could be moved into this account too.

Resident Forum

There is a redistricting going on that will affect students in Spring Ridge. It was suggested that in order to give the community a forum to register their opinion a survey could be sent to residents using the newsletter email list. The board stated that when people signed up for the online newsletter they were not told that their email would be

used for anything else. Some discussion of how the community will be kept together under the current districting proposal.

There is no official HOA Spring Ridge Facebook page. It is a private group run by private citizens. The SR board does not comment on the Facebook page. This is something that can be posted in the SR newsletter.

Some discussion of a text service for community announcements.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the May 21, 2019 regular meeting.

Motion to approve the minutes from the May 21, 2019 regular meeting as is. Bryant/Marie
Vote: 5/0/0

IV. MANAGEMENT REPORT

A. Extra Duty Security Patrol

There was one arrest.

B. Pool Events

Float nights will not have DJs.

C. Dresden Place Flooding

On May 29 during a torrential rain storm (1 inch in 20 minutes), Management conducted a site visit to investigate the drainage issues in the back yards of the homes at Dresden Place. A homeowner complained that water was coming from common areas, but most of the water comes from the downspouts of the homes at Dresden Place and not common areas. Based on what was witnessed during the storm, Management wrote to the homeowners at Dresden Place communicating to them what was seen and suggestions on how the homeowners could remediate the problem.

D. Adult Swim

There are communities being threatened with legal suits concerning this rule and they have been removing it from their pool rules. It is more of a lifeguard safety break and can be called that. Spring Ridge is a private pool.

Further discussion tabled for a year.

E. Work Orders

Houses that have trees overhanging sidewalks were recently sent violation letters.

Contractor	Scope of work	Cost and results
C&G	Power wash pool deck before pool opening	\$2500
Dixie Electric	Hang digital clocks at pool and install new outlets for clocks New circuit for water fountain	\$700.75 \$473.40

	Removed and installed new emergency phone	\$724.07
Gardner's General Contractor	Stencil visitor parking at 6100 Pine Ridge Terrace. Painted diving board and wall sections in locker rooms Removed dead deer	\$66 \$340 \$210
James Patrick Ross	Repairs done at a home on Knollwood Court as result of damage caused by fallen tree.	\$2,400
Hamilton Tree Service	Remove several dead trees from common areas	\$1,550
High Sierra	Replace motor at Piano pool. Re-grout skimmer throats & replace several coping stones. Installed multiport valve	\$4,450 \$5,040 \$575
PGC Landscape	Design fee for Island on parkway	\$540
Tri County Plumbing	Water fountain installation	\$396.55
Wetland Solutions	Storm water management work at ponds 463, 61 and Bannister Dr.	\$15,296.34

F. Delinquency Status Report

People do not get their pool passes approved if they have a delinquency. The system update can take a few weeks when people move in. People need to come into the office to resolve issues rather than going to the lifeguards. Passes are attached to the address so if people move within the neighborhood their pool pass won't work until it is updated.

V. ACTION ITEMS

A. Pool Entry Request for Guests

Management received requests from residents requesting authorization from the Board to allow them to bring guests to the pool on July 4. The residents are asking for a total of 38 guests to be allowed to enter the Pool. Requests are in order of submission:

- Mathew Lanctot: 1 guest
- Shannon Doughty: 4 guests
- Ryan Carney: 4 guests
- Toi Igiri: 10 guests
- Kalish Barnes: 10 guests
- Kimberley Bullman: 3 guests
- Lisa Murphy: 6 guests

Attendees for pool parties need to have a guest pass or pay at the gate.

Motion to change the guest cap from 30 to 60 for the three 2019 summer holidays.

Bryant/Karen Vote: 5/0/0

Motion to approve the above guest requests submitted by this board meeting date.

Karen/Bryant Vote: 5/0/0

B. Recreation Committee Event Dates

Fall Yard Sale: September 14, 8-12 (rain date of September 15)

Fall Soccer: Games Saturday mornings September 14 - October 19 (trophy ceremony on October 19)

Fall Festival: October 12 (rain date October 13) at the soccer field

Boo Bash – to be determined

Motion to approve the Recreation Committee event dates as submitted. Bryant/Karen
Vote: 5/0/0

C. Oakdale Leadership Project Request

Maya Schiller and Aubrey Austin requested to use the pool for an event to raise awareness and funds for the Special Olympics. They want to use the Spring Ridge pools before opening on Saturday, August 15th (rain date August 16th) from 7:45 to 10:45 a.m. to hold races, a boot camp and weight training. They would be charging \$5 dollars per person. Proceeds would be donated to the Special Olympics.

The board suggested the event be held in the evening when more people can attend. Holding the event in the morning is less of an impact on the community. The insurance coverage by Anytime Fitness will be for grass events. The HOA will donate the pool insurance coverage. This needs to be mentioned in their plans.

Motion to approve the Oakdale Leadership/Special Olympics fundraising project as presented.
Karen/Bryant Vote: 5/0/0

D. Investments

The Finance Committee suggested depositing funds into a Promotional Savings Account at 2.30% and Money Market Account at 2.36% in order to get a better rate than CDs currently offer.

Motion to approve the investment suggestions from the Finance Committee to use the promotional accounts. Karen/Marie Vote: 5/0/0

E. Playground Replacement

Playground Specialists submitted a proposal to replace the playground at Ridgefield Circle for \$63,586.56. The plan to reduce the standing water looks good.

Motion to approve the playground proposal by Playground Specialists. Bryant/Fred
Vote: 5/0/0

F. Pine Crest Creek Clean up

Large amounts of silt have accumulated near the eagle-scout-built bridge and path behind Pine Crest Lane. The creek is creating another course across the asphalt path. Deer Valley submitted a proposal to clean up the area somewhat so the creek would flow back into the original channel. Cost for this temporary repair will be \$2,750. This work will be done sometime in July. This area will be presented to the county on June 26 to see if their funds could also be applied here.

Motion to accept the proposal for the Pine Crest creek clean up. Bryant/Karen
Vote: 5/0/0

G. PGC Entrances Bush Replacement

PGC has submitted a bid to replace the Otto Luyken Laurels at both entrances of the property with Erymanthus Ravennae. The cost for this work will be \$5,694.38. These are grasses that can be cut back over the winter. They are much hardier. It was suggested that some of the abused junipers at the tips of the islands be replaced by mulch or be replaced with fresher junipers.

Motion to approve the PGC bush replacements as proposed.
Vote: 5/0/0

Bryant/Marie

H. Concrete and Asphalt Work

There is often yearly repair/replacement of sidewalks and for the repair/replacement of some townhouse roads in Spring Ridge as per the reserve study. Arlington Concrete, O'Leary Asphalt and The American Asphalt Paving Co submitted proposals. Only some of the work can be afforded to be done this year up to \$400,000. Single family concrete repair and trip hazards grinding is separate.

Management advises the Board to do the following work this year:

Club house Sidewalk and Asphalt replacement:	\$211,175
Newport Lane:	\$51,310
Ridgefield Lane:	\$65,000
Soccer Field parking lot, with parking expansion and path:	\$30,480
Pine Crest Lane crack fill and sealcoat:	\$8,605
Total:	\$366,570

Motion to accept the management suggestion to use O'Leary and for the areas outlined above.
Bryant/Karen Vote: 5/0/0

Action: Victor will find out what concrete work the county is planning to do and when.

I. DJ Location and Dates

The board would like the DJ to try playing music at the pump house first before using the Visitor Center upper deck due to safety concerns. Three more DJ dates are suggested for July 10, 16 and 21 since he will be set up for Shark events later on those days.

Motion to approve the DJ playing music at the pump house and to approve the dates of July 10, 16 and 21.
Karen/Marie Vote: 5/0/0

J. Request to Use Newsletter Email List

It was suggested that the community newsletter email list could be used to distribute a survey to gather community comment on the upcoming school redistricting. The people who signed up for the newsletter by email did not expressly allow the use of their email for other community communication.

Motion to deny the request to use the newsletter email list for a redistricting survey.
Karen/Marie Vote: 5/0/0

K. Text Announcements

Resident Ed Johns asked if text announcements could be instituted for pool closings. He said there would be no cost to the HOA if they use the service under RainedOut.com. Management receives many calls for certain issues such as the lack of trash pickup when the service doesn't show when expected. The ability to text announcements for community-wide items would reduce the impact on management and also speed up information transmission. Items could include annual meeting reminders, changes to trash pickup on a particular day, etc. Ed Thomas had presented one text service. The first test could be for pool closing announcements.

The signup information for the text service could be put in the newsletter and a flier could be distributed at the pool. This will just be a beta test of such a system.

Action: have PMP present again about their solution for text announcements.

Motion to accept the suggestion of using the free mass texting platform at the pool through rainedout.com to announce pool closings. Karen/Marie Vote: 4/1/0

L. Tree Trimming Proposal

PGC submitted a proposal for some tree trimming, but the board would like to receive cost proposals from other tree trimming companies with a daily rate.

Tabled until further bids are collected.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Liz Van Brunt

Recording Secretary