

Spring Ridge Conservancy Regular Meeting Minutes

March 16, 2021 @ 7:00 p.m. in the Visitor Center

Board Members Present:

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

Others:

Victor Rocha, PMP Manager
Ashley Boumel, Rec Committee
Matt Lanctot, Finance Committee
Brandon Lowe, PGC Landscape
Liz Van Brunt, Recording Secretary
April Hunter, Sharks swim team

Board Members Absent:

Mike Casagrande, Treasurer

See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 6:59 p.m.

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

II. GENERAL COMMUNITY ISSUES

PGC Landscaping – Brandon Lowe will come up with some planting substitutions. Mulching has started. They are also picking up branches. The foreman will be the same this year which means good continuity. Some weed control and fertilizer application discussion. Getting a week's notice before application will allow the HOA to put information in the weekly newsletter.

Committee Reports

Sharks Swim Team – April Hunter and Sarah – the board thanked them for the meeting minutes which helped them understand expectations. Eighty-five participants are the maximum. Some discussion of ages. No pre-team, therefore, participants will have to already be able to swim one length of the pool to be on the team. They have a COVID plan they had to submit to the county health department which impacts the entrance and exit of the pool and parents waiting for their swimmers. They will reduce coaches due to fewer swimmers. There is a plan to change leadership next year. Evening practices would take away from community capacity. They plan to have practices Monday to Friday morning for 2 hours before the pool opens. The board commented that there are parents who won't be able to get their kids to morning practices so they will consider a few evening times. There will be four swimmers per lanes with their own start and stop spots in the lane to keep them six feet apart. If someone contracts COVID then they will contact Victor. They could use forms that the school district used for sports to track the swimmers' health. There will be no parents on deck. The Sharks would like to consider that the parents have their own area of parking to ensure that there are smooth drop off and pickup transitions. Each team will track

their own times as they swim in their own pool instead of having meets. There will be no divisionals. All Stars may be a virtual meet. One timer per lane with marshals. No DJ or concessions. The capacity will impact whether parents can be at the meets or not. The board encouraged the team to do what they are comfortable with. Some discussion of liability. The Sharks won't use any furniture or pool items such as kickboards, etc. The team won't be held responsible for additional cleaning. The potential new pool pass system was discussed. The pool is planned to open so it is OK to say the plan is to have a swim team. Plans can change if regulations change.

Recreation Committee – Ashley Boumel reported that spring soccer has 18 3–4-year-olds which is their biggest number for that group. There is a total of 31 players. The Boo Bash will be Oct 15 at Holly Hills. Spring Festival planning is going on. There will be food trucks and a Mister John performance for kids. There will be a flower photo opp. The general food truck dates are approved with one more in March and three in April. Some discussion about the expense worksheets. They are working out pretty well. There may be a pool party in July after more is known about how things are going.

Finance Committee – Mathew Lanctot reported that the balance sheet issues were resolved. They did make progress on the budget preparation. The new monthly bank statement reports are working out well. They are working with committees on the expense reports. That is working out well too. The committee broke out everything that is done in a month and it will be easier to track more closely. They will meet again with PMP about taxes and reserves. Morgan Stanley CD rates are starting to lag a bit. They are expecting some information from the Pool Committee.

Resident Forum

A homeowner inquired about a potential pool party. He recommended that it be near the end of the season or no sooner than July 4. A question was raised about surveying the community. The board responded that managing a community this size by consensus is extremely difficult. Few people respond so the input isn't a true view of what the community thinks. Very simple topics might work such as a choice between 2-hour swim or 4-hour swim options. A survey gives people a chance to speak up. If most people don't speak up that will just be the reality. Without people reading the newsletter, the website, nor attending the board meetings, communicating topics and issues with the community is challenging. The pool pass app will be beta tested before it goes live. New homeowners will be invited to get set up on the system. Current members will be migrated to the new system. Some discussion of the pool pass and reservation system. Depending on pool usage, reservations may only be necessary on weekends. In the past they would have up to 2,000 people on the weekends. The state changed limitations, but Frederick County did not yet.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the February 16, 2021 regular meeting.

Motion to approve the minutes from the February 16, 2021 regular meeting with the stated changes. Marie/Fred Vote: 4/0/0

IV. MANAGEMENT REPORT

A. Security Patrol

There were no activities to report in the past month. They are supposed to do some foot patrols too. If people report security issues on Facebook, they need to know that Facebook is not monitored, and problems need to be reported to the police or the management company. The Sheriff’s department wants to know of issues. Residents can call the non-emergency number. If the police don’t know about issues, they cannot monitor the problems.

B. Common Area Work Orders

Contractor	Amount	Memo
Deer Valley Landscaping, Inc.	22,646.50	1/31/21 Storm
	5,007.75	2/7/21 Storm
	19,429.50	2/18/21 Storm
	4,225.50	2/22/21 Storm
	8,511.50	2/11/21 Storm
Dixie Electric Inc	100.00	Pavilions - Met with Inspector/Passed Inspection, new breaker installation
	320.10	New pedestal installation on Brookhaven 2/9/21
Gardener's General Contractor, Inc	60.00	Baldrige Ct & Hillsborough Ter- Christmas tree removal left in common area
Margarito M Dorantes	1,050.00	Pine Crest Ln. Trail - Removed Pine Tree
Randy's Tree & Stump Removal	1,800.00	Removal of Several Trees Near Ridgefield Ln.

V. ACTION ITEMS

A. Ratify Board Decisions Via Email

To approve to have Girl scout cookie sales at the March 5 food truck night.

The Board also approved via email the extra food truck March 5.

Motion to ratify the board decisions made by email as follows: To approve a Girl Scout cookie sale at the March 5 food truck night and the Board also approved the extra food truck March 5. Karen/Fred Vote: 4/0/0

B. MokoApp Reservation Service

MokoApp submitted a proposal to develop a dedicated reservation system for the pool, or for any other Spring Ridge Event. The cost to develop this software will be \$2,000 with an additional \$100 per month subscription fee and the \$325 monthly fee for maintenance of the website, mobile app, and pool pass system. There are custom elements that involve logic and a lot of data. The board will find out what reservation system that other pools used. There will be more people expected to use the pool this year than those pools had last year.

Tabled until next month after some research is done.

C. Pool Opening Plans for 2021 Pool Season

For this season there will be no guests and no parties due to the county limits. If people leave to get food, they have to sign in and out. Some discussion of the travel path to the ice cream truck that arrives at adult swim. Chairs and umbrellas will be out and placed to follow the CDC guidelines, and people can bring their own chairs. The current health department limitation is 150 people at a time in the pool area which would be 300 people total per day if there are the two four-hour shifts. The extra cleaning has been budgeted and the in and out path for the facilities has been changed. The plan is to open, and the board will continue to monitor the CDC guidelines. The board agrees that two nights a week can be available for swim team practice to help accommodate practice attendance. Some discussion of streaming video of the swim meets.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary