

**Spring Ridge Conservancy**  
**Regular Meeting Minutes**  
May 21, 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

**Absent**

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  
Liz Van Brunt, Recording Secretary  
Daniel Couture, Pool Committee  
Stephanie, High Sierra Pools

See sign in sheet for owner attendance

**I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA**

Meeting called to order at 7:00 p.m.

Motion to approve the revised agenda.      Bryant/Fred    Vote: 4/0/0

**II. GENERAL COMMUNITY ISSUES**

**PGC Landscaping** – Matt Owens reported that mowing is going well and mulch will happen in June. There are a lot of weeds in the flower beds. These are being taken care of. Some of the perennials and shrubs that aren't doing well in the entrance medians will be replaced. Some of the crape myrtles need replaced. There is a plant called seven-sun flower that is hardier. A recently approved enhancement planting will start once the spring work is done in June. As other companies are struggling with enough labor, PGC is also. Matt spoke about how difficult it is to remove Johnsongrass. The extra rain is encouraging all such weeds to grow. Lowering the blades for mowing around the pool area was good. The board asked that that area be mowed before the pool opens this weekend. Matt introduced Brandon who will be the new liaison to the community since Matt is leaving PGC and changing careers on June 28.

**High Sierra** – Stephanie reported that the training is done and the pool will be ready. The swim team has given their dates to the pool manager. The ice machine is for use by people 18 or older. If ice is thrown around it will mean a dismissal. A sign will be posted. The new umbrellas should be here by Friday. There should be multiple recycling bins at the pool. There has not yet been a request by the fire department to do training. There will be a food truck at the pool Saturday 11-3 along with a DJ from around 12-4. The raindates for the DJ are Sunday or Monday. The 4<sup>th</sup> of July party is on July 7<sup>th</sup>. There is a dedicated wireless line for the pool pass system. It should work faster this year. The four-square balls have been replaced. The county has not yet inspected the pools. The piano pool pump is being replaced. The clocks have been replaced. Mention of the “no guests on holidays” was made in the newsletter, Pool Committee announcements and on Facebook twice. The international lifeguards will arrive this weekend.

## **Committee Reports**

**Pool Committee** - Daniel Couture books the food trucks as they become available. Adjustments to their schedule were made due to other pool activities. There will be a truck on Memorial Weekend. There will be some pool games such as a soda drop. The piano pool may have a Capri Sun drop instead since they float. Friday is the first Float Night. The committee will submit to High Sierra the names of those who need to be at the pool before opening hours in order to set up for events.

**Finance Committee** – Joe Rzepka questioned the legal fees reported. PMP will respond with an answer soon. There are some upcoming projects that will need cash released. There are some CDs coming due that will be turned to cash. A link to the pool rules need to be posted more clearly on the website. The new committee members will be preparing the budget as Joe is retiring from the committee by year's end.

## **Resident Forum**

No residents spoke.

## **III. ASSOCIATION BUSINESS MEETING**

### **A. Review of Minutes from the April 16, 2019 regular meeting.**

Motion to approve the minutes from the April 16, 2019 regular meeting as is. Bryant/Karen  
Vote: 4/0/0

## **IV. MANAGEMENT REPORT**

### **A. Extra Duty Patrol**

The video cameras are working well but may need more storage. They only hold two weeks. The videos are reviewed periodically. Emails are sent directly to PMP management when there is activity registered.

### **B. Sharks Banquet Rain Date Approval by Email**

The Sharks' requested to have their banquet rain date moved from July 22 to July 23. The Board approved the request via email.

### **C. Revised Pool Policy for Guests on Holidays**

The Board reviewed the pool policy via email that would restrict guest access to the pool on the three major holiday days: Memorial Day (5/27), Independence Day (7/4), and Labor Day (9/2). The reason to restrict guest access to the pool is due to overcrowding and excessive signing-in of guests on the busiest pool days of the year.

However, to address certain extenuating circumstances the board has decided to allow guests with prior approval. Requests need to be submitted in writing for the board to review at the board meeting prior to the above referenced dates.

### **D. Storm Water Drainage Issues Report**

Wetland Solutions has completed work at the Storm Water Management Pond (SWMP) behind Shadybrook Drive and their work on 6359 Bannister Dr. They are still working on the SWMP behind Brookhaven Drive/Court. The phase II, engineering drainage study at Bannister Drive and Fleetwood Way is complete and is being reviewed. There are several problems that need to be addressed before the proposed design is submitted for Board approval. There are trees on the swale and on the easement. The county plan is over 30 years old and is not as feasible as it once was. PMP is working with the county on funding and ideas. Some land records may have some information as to rights of the land – the county may have been granted some rights. It was suggested to add the new development water piping issues at the Shapiro property to the discussions with the county.

#### **E. Financials**

Pleasants have not paid their overdue assessments still. The Comstock homes have five plots left.

### **V. ACTION ITEMS**

#### **A. Pool Entry Request for Guests**

Management received four requests from residents asking for prior authorization from the Board to bring guests to the pool this upcoming holiday weekend. The total so far is 14 guests. The cap for guests on a holiday will be 30. Something will be created for the 4 residents to pick up in order to show their guests have prior approval.

Motion to approve the 14 holiday exception guest passes that were submitted to the board for the Memorial Day holiday. Bryant/Karen Vote: 4/0/0

Motion to allot a cap of 30 guests for each of the three summer holiday days for requests submitted in time for approval at the board meeting before the holiday. Bryant/Karen Vote: 4/0/0

#### **B. Special Pool Privileges Request**

A homeowner requested the Board to give pool access to a family that will be living temporarily with him. The family will be moving abroad for military service but during the transition they will be living with the homeowner. He does not want to pay the full guest fees since the total cost for the pool season would be high. Each household receives a free guest pass. Only residents receive pool passes. Another option for the guest is the Fort Detrick pool that military dependents can use.

Motion to deny the request for non-resident pool passes due to the existing pool guest policy. Bryant/Karen Vote: 4/0/0

#### **C. Fence at Soccer Field**

The fence at the soccer field is old and damaged in some areas. Management received bids from Red Oak Landscape and FenceCo to replace the fence around the soccer field and nearby storm water management area.

Motion to approve the Red Oak Landscape proposal for the soccer field fence replacement.

Karen/Fred                      Vote: 4/0/0

#### **D. Concession Stand**

Erin Roelke submitted a schedule for selling fundraising concessions at the pool on May 25, 26, 27 from 11am – 4pm (if busy, possibly until 5pm); and the same on June 1, 8, 15 – weather permitting. Then starting June 24 Monday-Saturday through August 17 from 11am – 4pm (1pm – 4pm when swim meets occur). If they have enough volunteers they may continue through August 24. They would also like to be here on the last Saturday of the pool season August 31 from 11am – 4pm.

There are several conflicts with this schedule:

May 25, 26, 27 - the pool committee has events at the pool with food carts.

Last Saturday of the pool season the pool committee has scheduled an end of season pool party.

Sharks Swim-A-Thon event on July 10 and 11 (rain date). Concession stand could potentially be at the pool during this Shark event.

July 14, 21 and 26, August 17 - Pool Committee events.

Action: Victor will send the pool event dates to Erin so she can adjust her schedule.

Motion to approve the concessions stand dates as long as they don't conflict with pool events.

Karen/Fred                      Vote: 4/0/0

#### **E. Off Duty Patrol Schedule**

Motion to approve the off duty patrol schedule as proposed.

Karen/Fred

Vote: 4/0/0

#### **F. Probably Cause**

6146 Fieldcrest Drive – general lack of maintenance for their driveway.

Motion to find probable cause at 6146 Fieldcrest Drive and send a fine letter stating that if the work is not completed within 30 days fines will be applied.

Bryant/Karen

Vote: 4/0/0

9521 Bellhaven Court – lot maintenance issues. This has been a problem for a long time.

Motion to find probable cause with fines starting in 10 days if work is not completed and to also apply self-help at that point.

Bryant/Fred

Vote: 4/0/0

6149 Fieldcrest Drive – this went to foreclosure recently and was purchased last week. The original homeowner walked away so no maintenance has happened. The new owner will accrue fines if they do not step up right away.

Action: PMP will work to find the new owners and remind them that their maintenance responsibilities start immediately.

**G. Johnsongrass Treatment Proposal**

Johnsongrass has infiltrated many of the common areas near the storm water management sections. Wetlands proposed an herbicide application. The board wants the application to be applied many days before a rain so it does not wash off immediately. The county requires the HOA to treat and remove such grass.

Motion to approve the Wetland proposal for herbicide treatment of the Johnsongrass.

Fred/Karen                      Vote: 4/0/0

Action: Vinny will let Wetlands know to check the weather before applying the Johnsongrass herbicide.

**VI. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:22 p.m.

Respectfully Submitted,

Liz Van Brunt  
Recording Secretary