

**Spring Ridge Conservancy
Annual Meeting
November 4, 2004
Spring Ridge Elementary School**

Board Members Present

Susan Gargon-Centineo
Dave Hammerle
Ruby Scherer
Fred Schumacher

Others Present

Bill Bowbliss, PMP
Richard Gemmell, PMP
Nadena Mowry, PMP, Recorder

Homeowners Present

See Sign-in Sheet

I. CALL TO ORDER

President Susan Gargon-Centineo called the meeting to order at 7:15 pm at Spring Ridge Elementary School.

II. APPROVAL OF MINUTES FROM 2003 ANNUAL MEETING AND OCTOBER 2004 REGULAR MEETING.

A motion was made by Dave Hammerle and seconded by Ruby Scherer to approve the minutes from the 2003 Annual Meeting and the October 2004 Regular Meeting. It was passed without dissent.

III. GUEST SPEAKER – COMMISSIONER JAN GARDNER

Frederick County Commissioner, Jan Gardner gave an update to the Board and residents on several issues.

- A. The opening of Quinn Road is currently being reviewed at the County level. There will be a new road behind Quinn Road. The road has not yet been named. There will also be a newly constructed bridge, however, the bridge is taking the longest to complete. A new traffic light will be installed at Route 144 and the new road. The final public hearing is scheduled for November 16, 2004 at 7 pm at Winchester Hall, and construction is tentatively scheduled to begin during the summer of 2005. When the construction is complete, Claridge Drive will be open to outgoing traffic.
- B. Rezoning. Part of the Beshler property behind Dresden has been zoned R3 to build single family homes. Another part of the Beshler property, in an area with an embankment has been zoned AG or Agricultural and will not be built on.

The private property between Newport Drive East and West is being zoned PUD for town homes.

- C. Lake Linganore. The county has received a grant from the Chesapeake Bay Foundation to aid in the cleaning and maintaining of Lake Linganore. Ultimately, in the future, water for Spring Ridge will come from the Potomac River.

- D. Spring Ridge Senior Apartments. The Spring Ridge Senior Apartments have changed their requirements registered with the Federal Government through the Fair Housing Act to allow residents age 55 and over. Originally, the age requirement was age 62 or over. Their Covenants state no one under the age of 18 can be a resident. Commissioner Gardner stated that the Spring Ridge Senior Apartments were in compliance with the Federal and State Governments and that 85% of the residents were over the age of 55.
- E. Spring Ridge Fire Station. The Fire Station in Spring Ridge will be a substation of the United Station on Market Street in downtown Frederick. It was provide fire and ambulance service. The final design will be reviewed probably in March 2005 and construction is tentatively scheduled for June 2005.

Commissioner Gardner will schedule a meeting with the Conservancy Board and the design team of the fire station to discuss options for the money raised by the community for the station. The Station will be staffed with career and volunteer firefighters, and the equipment will be both County and fundraised equipment.

- F. Road Repairs. Spring Ridge Parkway has been completely resurfaced and Ridgefield Drive has been partially resurfaced.

IV. ROLL CALL

A motion was made by Susan Gargon-Centineo to dispense with the roll call and let the sign-in sheet serve as proof of attendance. The motion was seconded by Dave Hammerle and passed without dissent.

V. AFFIRMATION OF QUORUM

Richard Gemmell reported that 1/10th of each Class of membership are required for quorum. Of the 1394 members of Class A, 10% is 139 votes and of the 452 members of Class C, 10% is 45 votes. As of October 31, 2004 there were 151 proxies received from Class A and 60 received from Class C. The total received is 211 and quorum has been made. He also called for nominations from the floor. As none were received, a motion to close the floor to nominations was made by Susan Gargon-Centineo, seconded by Ruby Scherer and passed without dissent. Richard also stated for the record that all mailings were sent for the annual meeting.

VI. REPORT OF BOARD PRESIDENT

Susan Gargon-Centineo, Board President, gave a brief update of the past year's activities of the Conservancy. She stated that the association has been fiscally stable and that the association is doing well going into 2005.

Susan also gave a brief overview of repairs/updates that were made to Spring Ridge. Speed bumps were installed on Pine Crest Lane, slip tile was installed in the locker rooms at the pools, the Spring Ridge Wall was enhanced with lighting, the Visitor Center entrance slab was raised, the phase I playground equipment was replaced, the pool had adult only swimming hours on school days, and also the pool general hours were extended through mid September.

In general, 2004 was a good year.

There have also been several challenges. Over the summer there was undesirable activity happening in the community, particularly with the community teenagers. A security guard was hired on a temporary basis to be a presence and curtail future problems. Also, the Neighborhood Watch was reinstated, and

there have been several beneficial meetings for parents, and teenagers to attend. However, there is a lack of volunteers in the community and Susan strongly encouraged residents to get involved.

VII. ACCEPTANCE OF ELECTION OFFICIALS

A motion was made by Steve McCleaf and seconded by Lise O'Connell to accept Bill Bowbliss as the official for this evening's election. The motion was passed without dissent.

VIII. NOMINATION PLATFORM

Jerry Alexandratos gave a brief summary of his qualifications for the Board of Director's. He stated that he has lived in the community for twelve years and enjoys the community. He feels he should give back to the community. He would like to keep the community looking nice and encourage residents to participate in community activities.

IX. COMMITTEE UPDATES

Chris Smith, Treasurer of the Recreation Committee gave an update of the past year's activities. He reported that the Recreation Committee has gained a large number of volunteers and in general, all of the activities were well attended. Some of the year's activities included an Easter Egg Hunt, T-Ball, a Golf League, two yard sales, the Independence Day bike parade, Frederick Keys day, children's soccer instruction, the Adult Swim Party, and the Adult Halloween Party. Chris also mentioned that the "Screen on the Green" was cancelled due to the Hurricane in September.

Bonnie High, Chairperson of the Pool Committee, reported that in general that this year's pool season was very good. She stated that Century Pool did a great job and that the Pool Committee, Board, and PMP were pleased with the lifeguards' performances. She mentioned that a new Pool Manager was hired, did a great job. Bonnie stated that the lifeguards received Board approved bonuses for their good performances. Bonnie then reviewed some of the past season's activities which included the teen pool party, community pool party, float nights, adult nights. She also mentioned that pool season was extended through mid September, and that there were also Adult Only swim hours on school days only, and both were well received. She also reviewed several pool improvements that were made, specifically, a new stereo system was installed at the pools, the volleyball net was replaced, and a professionally made lap lane sign with rules was posted. She also let the board know that the swim aid examples were lost or stolen and instead of replacing them the Pool Committee posted photos of approved and not approved swim aids at the pools and on the Spring Ridge website. In addition Bonnie mentioned that the Sharks Swim Team had a good year. They practiced in the lap pool and left the main available for other swimmers. She also stated that the Pool Committee and the Sharks worked closely to ensure practices, meets, and activities ran smoothly. She also thanked the Board, the Sharks, and the staff with PMP in the Visitor Center for all of their help and patience this year

Kevin Oyler, Chairperson of the ACC Committee, reported that in general this year has been a good year. The ACC has reviewed 329 applications total to date. He also mentioned that two of the members have had additions to their families, and the committee needs members. Kevin also thanked Bill Bowbliss for his assistance to the ACC Committee this year.

Lise O'Connell of the Neighborhood Watch program reported that the teenagers of the community seem to have grown this past year, and as a result some trouble has occurred in the community. She stated there has been some vandalism, sexual related activity, and drug related activity. Lise also reported that the first Community Conversation was well attended that there is a loyal base of residents who participate. However, there is a lack of new volunteers in the community and she urged the residents to get involved. Lise stated that the recently scheduled Community Conversation in October was cancelled

and rescheduled for January 24, 2005 at 7pm in the Visitor Center. She mentioned that Neighborhood Watch would like to implement the Character Counts Program in the community to help families understand the importance of character and responsibility, and also to be support to parents and children who are in need of guidance. Lise stated there have been questions regarding what should be done if anyone sees some vandalizing property or in engaging in harmful or suspicious activity. Lise let the Board and residents know that the police should be called immediately.

David Ryan, Chairperson of the Finance Committee gave an overview of the association's financial standing. He stated he has been preparing the 2005 budget and reviewing all of the finances very carefully. He also stated that the Board, at the direction of the Finance Committee, is reviewing their options regarding where to place investments. David also mentioned that currently he is the only member of the committee, but recently several people have come forward to volunteer for the committee and he will be meeting with them soon get them involved.

X. MANAGEMENT REPORT

Richard Gemmell presented the Management Report as follows:

- A. Proof of the announcement sent for the Annual Meeting, along with the Call for Nominations, The official notices, ballots, and proxies can be seen on in the correspondence section. Each was sent to each unit's owner. The proposed budget and the second Annual Meeting announcement were also mailed.
- B. For the first time ever, the Board of Directors conducted an official ACC Appeal Hearing via email. The Board approved the resident's appeal.

The Board and Management are also reviewing the ACC guidelines and plans to suggest changes to match new products that are commonly being used by the building industry. Any changes to the guidelines must also be consistent with the architectural concept of the community. Richard stated that any changes to the guidelines will be made officially by the Board via Resolution.

- C. A copy of the current November newsletter can be found in the correspondence section.
- D. A copy of the Declaration of Covenants between the Declarant and the Beshers entity is on pages 10-13 in the correspondence section. Richard mentioned there is time to discuss the agreement if the Board has any questions. Management also has some questions regarding the agreement.
- E. The 2005 Spring Ridge Directory is currently being developed. As of November 4, 2004 Management collected \$2,855.00 in advertisement income. The goal is to collect \$5500. The directory will go to production in December and will be distributed to the community in January 2005.
- F. Dave Miller of Hillsborough Drive wishes to enhance the landscaping at the Hillsborough Drive median.
- G. Management is in receipt of a refund check from the Comptroller of Maryland in the amount of \$1,167.00. A copy of the check is included in the correspondence section. Richard also stated the association should receive a refund check in the amount of \$2077.00 from the Federal Government.

