

**Spring Ridge Conservancy
Regular Meeting Minutes
Spring Ridge Visitor Center
February 15, 2005 at 7:00 p.m.**

Board Members Present:
Jerry Alexandratos
Dave Hammerle
Fred Schumacher

Others Present:
Richard Gemmell, PMP
Jason Jennings, Merrill Lynch
Melodi Haller

Owners Present:
See Sign-in Sheet

I. Call to Order

Jerry called the meeting to order at 7:05 p.m.

II. Review and approval of Minutes from the last meeting held January 18, 2005 and the Hearing Minutes from the January 18, 2005 ACC Appeal Hearing.

Fred made a motion to approve minutes as is; Jerry seconded the motion.

III. Guest Speakers and Committee Members

- a. Finance Committee – Dave Ryan stated that the Finance Committee did not meet in January 2005, but is scheduled to meeting Monday, February 21, 2005. There are now five active members on the committee. They will assign positions and discuss plans for 2005 at their next meeting.
- b. Recreation Committee – Karen Ritter stated that there are now 18 members on the Recreation Committee and they are very excited about the many new ideas they have come up with for 2005. Karen provided a list of all of the upcoming events to the Board. New ideas consist of a ribbon cutting ceremony for the new fire hall, a 5K charity run, and a summer concert series to be held at the soccer field/pavilion area. Karen is seeking the Board’s approval of the use of the soccer field/pavilion area to be used for the summer concert series.

The summer concert series is a series of concerts to be held throughout the summer at the soccer field from approximately 6-8:00 p.m., with the first to be held on Memorial Day and the last to be held on Labor Day. The committee thinks it would be fun to have a different theme for each concert (i.e., kids, teens, brass band, local aspiring bands/performers, etc.) with a very casual family picnic kind of atmosphere. Minimal costs are expected for concessions, clean-up, a generator, and possibly a port-a-potty.

Karen also is seeking the Board's approval regarding the advertisers/sponsors at the 5K charity run. She asked if it would be possible for non-Spring Ridge business owners to advertise/sponsor the run, and the members of the Board did not see a conflict there.

Pool Committee – The pool committee now has 8 members. Bonnie High discussed the possibility of hiring a water aerobics instructor for the 2005 swimming season. They may have found an instructor and are very excited. Also discussed was the possibility of a concession stand. The committee is going to have a question and answer session on February 21, 2005 to gather all of the appropriate information so that they may make a proper presentation for the Board.

The committee has not yet finalized the new pool rules due to the age limit conflict. The e-mails that have been received from residents on this issue have been in favor of leaving the age at 11 (the age at which a child may use the pool without adult supervision). Bonnie suggested that they work with Century, for the guards to keep a log of the children that repeatedly cause a problem, so that the situation may be handled on a more individual basis, rather than changing the age limit to an older age, which seems to be a real inconvenience to a lot of the residents (parents) in the neighborhood. After documented warnings of inappropriate behavior, there could be a call made to the parents and, on an individual basis, a requirement that an adult supervise the child on future visits.

Several members of the Sharks swim team attended the last pool committee meeting. Bonnie stated that the Sharks are requesting use of half of the lap pool and half of the main pool for their evening practices. In years past, the Sharks had used the entire lap pool only, but there were complaints about it being too crowded as well as the fact that the main pool is a little longer than the lap pool. The pool committee will discuss this subject further at their next meeting.

Lastly, Bonnie was happy to inform the Board that the pool now has new furniture for the upcoming season.

Jason Jennings from Merrill Lynch – Jason informed the Board that the transfer of funds is now complete. The funds started at approximately \$945,000.00 and are now at around \$960,000.00, which is up about 2%. Jason assured the Board that the plan is a very high quality, safe plan, taking very little risk, using treasury bonds and tips for any rising opportunities. It is AAA rated – a very sound portfolio (“cautiously aggressive”). Fred asked what the expenses are for the portfolio, and Jason said that they are 90 basis points (under 1%). With the previous company, the expenses were about 1.7%. There are no internal costs. Jason informed the Board that he would be out to discuss the portfolio, answer any questions, and give an update once per quarter.

IV. Homeowner Discussion

There was no homeowner discussion.

V. Management Report

- a. Copies of the annual commercial assessment letters and invoices for Weis Markets, La Petite, Exxon and MaCro were provided to the Board.
- b. An update was given regarding the annual inspection summary. At this time, approximately 325 homes have made architectural changes that have not been processed through the ACC (that is approximately one in three homes throughout Spring Ridge). Jerry asked how long the Board should wait before taking action. He strongly suggested that the Board consider inspection upon resale as a possible solution to this increasing problem. Jerry asked Richard to speak with his associates at PMP for possible ideas on how to get a handle on this situation. Richard will report back on this at the next Spring Ridge Conservancy Board of Directors meeting.
- c. One of the ACC members recently resigned. A copy of the thank you letter to Charlie Roper from the Chairperson was provided to the Board. Additionally, five new volunteers attended the February ACC meeting.
- d. A copy of the Cease and Desist letter mailed within the past 30 days was provided to the Board. This matter will most likely be brought to the Board's attention as a Probable Cause case if not resolved by the unit owner.
- e. A copy of the ACC Appeal Hearing results letter was provided to the Board.
- f. The 2005 Spring Ridge Directory is now in from the printers and the distribution process started. The total amount of advertising income this year was \$5,875.00. The estimated cost to produce the directory was \$3,900.00.
- g. A copy of the cover letter and invoices for the Spring Ridge Senior Apartments was provided to the Board. The invoices were for their share of the community expenses as well as for 20 pool passes. This mailing was sent out to them on February 11, 2005.
- h. Management received two letters from a concerned homeowner regarding trespassing and speeding drivers within the development. Management wrote a letter of response, and also wrote a small article about trespassing in the February newsletter. A copy of all of the above were provided to the Board.
- i. Board member Ed McManus will be out of town until May 2005. He is able to communicate with the Board via email.

- j. A copy of the most recent SODA report (delinquencies/status of demand letters) from Tina Strange, the PMP Collection Manager, was provided to the Board. Dave Ryan of the Finance Committee stated that there were no write-offs last year, and Richard stated that there was definitely a better payment activity trend this last year.
- k. Tom Claggett of the ACC and management will be scheduling a meeting to review the ACC guidelines for the purpose of aligning them with the perspective of what the Board has been approving at ACC hearings. Hopefully, results will be available for the March 15, 2005 Board meeting.
- l. A copy of the article in the Frederick News Post from Wednesday, February 2, 2005, was provided to the Board. This article was about the new signal at the intersection of MD 144 and Spring Ridge Parkway, which will only allow eastbound left hand turns onto the parkway on a green arrow.
- m. Management has been reviewing several credit card applications, but has not had an opportunity to thoroughly review which would be best for the Conservancy. Richard will talk with Dave to identify which card to go with.
- n. Management provided a brochure to the Board and discussed the future possibility of purchasing a “pavilion” for the pool. The product in the brochure is said to be able to withstand 120 mph winds and provide shade from ultraviolet rays. It is basically a sturdy canvas cover with metal posts with a 5-year life expectancy. The posts would be concreted into the ground and the cover stored during the winter season. There are funds in the budget to cover the cost. Fred suggested inquiring as to whether the Sharks would be willing to pay a portion of the cost in exchange for their logo on the cover. Details will be discussed at a future Board meeting when more information is obtained.
- o. This is Dave Hammerle’s last meeting as a member of the Board. He is moving to Houston in March. The Board will need to elect a replacement in the immediate future.

VI. Items that require a decision by the Board of Directors:

- a. A copy of the most recent version of the Spring Ridge Conservancy investment policy was provided to each member of the Board. The Board is prepared to adopt this policy.

Motion:	Dave	In Favor:	3
Seconded:	Fred	Against:	0

- b. A copy of the draft revised pool rules was provided to each member of the Board. However, the Board has decided to table this issue until the next Board meeting due to the discrepancy regarding the age a child can use the pool without adult supervision.
- c. Boy Scout Troop 371 would like to sell mulch to the residents of Spring Ridge on April 16, 2005. The Board approved the request.

Motion: Dave **In Favor:** 3
Seconded: Fred **Against:** 0

- d. Karen Ritter of the Recreation Committee is seeking the Board's approval of the use of the soccer field/pavilion area to be used for the summer concert series. Karen also is seeking the Board's approval regarding the advertisers/sponsors at the 5K charity run. She asked if it would be possible for non-Spring Ridge business owners to advertise/sponsor the run, and the members of the Board did not see a conflict on either issue.

Motion: Jerry **In Favor:** 3
Seconded: Dave **Against:** 0

VII. Adjournment

There being no further business, the meeting was adjourned at 8:10 p.m.