

**Spring Ridge Conservancy
Regular Meeting Minutes
Spring Ridge Visitor Center
January 17, 2006 at 7:00 p.m.**

Board Members Present:

Jerry Alexandratos, Vice President
Fred Schumacher, Secretary
Scott Kubic, Board Member
Karen Ritter, Board Member

Others Present:

Richard Gemmell, PMP
Al Moreau, Jr., Finance Committee
Michael Slifer, Playground Specialists, Inc.
Dana Wilburn, member former PFC
Committee
Melinda Yuhás, Rec. Committee
Kim Winkler, member former PFC
Committee
Jonette Stupke, Pool Committee
Syed Ahmed, Good Humor/Sysco

I. Call to Order

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

II. Review and approval of Minutes from the last regular meeting held December 20, 2005.

Scott made a motion to approve minutes with change of date to February 16 from the 14th. Karen seconded the motion.

III. Guest Speakers and Committee Members

- a. Mike Slifer from Playground Specialists, Inc. addressed the Board regarding renovations to the Briarcliff tot lot for 2006. All existing equipment will be removed and replaced. New equipment will be consistent with what exists on the other playgrounds in the neighborhood. Color will stay with the natural theme. Fred moved to delay approval of the plans until they can be reviewed by the recreation committee. Seconded by Scott. Mike made the Board aware that there would be a 5% discount on the price if the plans are approved by January 31st. Recreation committee will meet and follow up with the Board by email with the goal to have the plans approved by month end in order to take advantage of the discount.
- b. Al Moreau, of the Finance Committee stated that the full financials for 2005 are not complete but he estimates that there will be a \$620 deficit for the year. Al is meeting with PMP on the 26th to discuss how bad debts and collectibles are handled. Currently, owners are not billed for late fees. There is a need to determine a formal process for writing these off. Karen questioned how many members are currently on the Finance Committee. Al responded that it is down to

three people, but in his opinion this is sufficient. Al is still looking into another way to handle investments so that there are not as many fees involved. Al is considering CD's as they have a good return and less fees.

- c. Jonette Stupke, of the Pool Committee made a request to have the aerobics instructor from last year return. Jonette is going to follow up with the instructor and come back to next months meeting with a full proposal for the Board to vote on. The Pool Committee will have a Pool Rules change discussion in February. Although the Board does not do an official Pool Rules mailing to owners, any changes should be determined by April so they can be included in the May newsletter. Rule changes are necessary due to an incident at the pool last year.
- d. Melinda Yuhás, of the Recreation Committee proposed to come up with a letter to be given to potential event sponsors at the beginning of the year that would ask for their sponsorship for the year for all Recreation Committee events. She feels this would save time for the committee members and would be less hassle for sponsors. Jerry proposed using one letter for all Recreation and Pool events. Fred suggested including that the sponsors would get a free listing on a Sponsor Page to be included in the 2007 Spring Ridge Directory. The Sponsor Page would not be an advertisement, but a mention of thanks, i.e. "Spring Ridge thanks the following sponsors of these events" and then the sponsor companies will be listed. In order to be included in the 2007 directory, the sponsor names will need to be forwarded to Richard.

IV. Homeowner Discussion

- a. Sayed Ahmed questioned the food concession stand status. Jerry stated that another vendor had been selected. Jerry further stated that due to County rules there may be additional costs not anticipated so the idea is still being worked through. Additional discussion deferred to Management Report discussion.

V. Management Report

- a. A copy of the January Spring Ridge Review was provided to the Board.
- b. A copy of the past month's violation summary was provided to the Board.
- c. A copy of the most recent communication from Weis Markets was provided to the Board. A copy of the letter written from the Board to Weis was also provided. Weis has approved the easement with reduced requirements and the County agrees with the requirements. The County Commissioners will still need to approve the easement. Richard will follow up with Jan Gardiner to see if she knows when this issue will come before the Commissioners. Once the Fire Station is approved, a ground breaking ceremony will be planned and the Board and

County Commissioners should be involved. Rec committee may plan a 5-K or Fire Safety day to further promote the event. Melinda pointed out that event should not take place on a holiday when forestations/law enforcement are typically short staffed.

- d. A copy of a letter from Century Pools was provided to the Board. The letter states they will be responsible for any plumbing complications that may arise when putting the bathhouse plumbing back together this spring.
- e. Management is in receipt of 2 checks from the properties that were annexed into Spring Ridge in December 2004. Copies of these checks were provided to the Board. Once these properties were annexed they legally became obligated as members of the master association to pay their dues at the contract determined rate of 25% of the normal dues for that type of unit. The Beshers property paid \$3276 and the Hailey (Bare) property paid \$4500. The Bare property has a few unknown variables such as the number of units and type, so the \$4500 is a compromised amount until such time as county approval of the number of units and type are finalized.
- f. Management has not received a response from the county regarding the deer crossing signs. Management has made a few calls to the appropriate office in an effort to get their response. As of January 11, 2006, Dave Olney with the county has not formulated his response yet.
- g. Management asked to Board to continue discussion on a topic from last month. "Can a member of the Board of Directors hold an office on a chartered sub committee?" After much discussion this issue will be tabled until next month to be discussed with the entire Board present.
- h. Last month the Board approved the formation of a Spring Ridge tennis league. However, when Management contacted Anna Walters to inform her that her request for a league had been approved, it was discovered that there was a lack of interest. There will be no Spring Ridge tennis league for 2006.
- i. ACC Annual Inspection Update:

A table with the summary of the ACC inspections was provided to the Board. Briefly, 91% of the property has been inspected, that is 1268 homes. Of the 1268 homes, 187 violations have been observed. Of the 187 violations, 138 remain unresolved.

- j. Management is in receipt of a letter from David Burt, Director of Land Development at Pulte Homes. The letter was written in response to last month's meeting and the discussion about the water/sewer easement and how the construction might impact the Spring Ridge property, specifically the Cliffside

Terrace area. A summary of the letter is they haven't received final approval and permits yet. Water service to the Cliffside Terrace area will be kept to a minimum and any turf or tree disturbance will be repaired at the end of the process.

k. Management provided the Board with a monthly at a glance for significant events for the year. This includes budgeted items for the reserve etc. Management thought this would be a helpful tool for the Board. Management will also provide a copy to the Finance Committee.

l. Management provided an update on the food concession stand. The general contractor for the concession stand had found evidence that the county requires 3 copies of complete construction plans signed and sealed by a Maryland Registered Architect/Engineer. In meeting with Tee Pecora of Adtek Engineering, he determined that a structural engineer such as himself would not be able to do the drawings and that an architect would be needed. Management contacted the original architects that designed the Visitor Center, Wisnewski, Blair and Associates. After faxing over the drawing of the plans, it was the opinion of Wisnewski that the cost of the plans would be disproportionate to the actual construction. The cost of the plans could run \$10,000.00.

Management provided a copy of the drawings to Dana Wilburn. Dana is going to follow up with an architect to get a second estimate on the preparations of the plans. Jerry would like follow up with the vendor to know his experience with this in his other ventures – are there loopholes/waivers of which we may not be aware? Sayed stated that based on his conversations with the zoning department, what he is proposing for a food cart or a shade should not have the same cost issue for drawings.

m. Commissioner Jan Gardner will attempt to attend the February Board meeting.

n. Management previously provided the Board with pictures of a townhouse where the owner was using their back yard for storage. Management is now providing “after” pictures. The owner contacted Management after receiving the “Cease and Desist” letter and stated the yard would be cleaned up by January 7th. The before/after pictures document that the yard is significantly improved. Management will continue to monitor this and all other properties.

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

a. Management is in receipt of a written request from Jim Eaton of Scout Troop 371. Jim's scout troop has received permission for the past few years to sell bulk mulch in the parking lot near the phase 1 tennis courts. The mulch sale, if approved, will be held on Saturday, April 8, 2006. The mulch will be bagged and not loose. A copy of this request can be found on page 17 in the correspondence section of the report.

If approved, Jim is requesting that the newsletter promote this event in the February, March and April issues.

The Board voted unanimously to approve the bulk mulch sale and inclusion of the event in the newsletter.

Motion:	Karen	In Favor:	4
Seconded:	Scott	Against:	0

- b. Management is in receipt of an email from Eric Beshers regarding his requested site visit for parcel X. Eric tried to schedule this in December 2005, but the timing was bad for nearly everyone. A copy of the email can be found on page 18. Is the Board available to meet with Eric in the afternoon on Saturday or Sunday January 21st or 22nd? Motion by Karen to set up the meeting on Saturday, January 21st at 1pm. Management contacting the impacted neighbors on Spring Forest Road to invite them to the meeting.

The Board voted unanimously to meet with Eric Beshers.

Motion:	Karen	In Favor:	4
Seconded:	Scott	Against:	0

- c. Management is in receipt of a written request to rent the soccer field from a regular renter. LUYAA has requested use of the Spring Forest soccer field from March 1, 2006 to June 30, 2006 on Tuesdays and Thursdays from 5-8 pm. LUYAA has been renting the field for several years now and have been good renters. A copy of his request along with the 2006 soccer field agreement and the email request can be found on pages 19-24 in the correspondence section of this report. Note: per Jerry the contract time needs to be corrected as the contract states LUYAA will use the field for no more than 1.5 hours.

The Board voted unanimously to rent the soccer field to LUYAA for the time period requested.

Motion:	Karen	In Favor:	4
Seconded:	Fred	Against:	0

An additional motion was made to increase field rental rates to \$300. The Board voted unanimously to approve the soccer field rental rate to \$300.

Motion:	Fred	In Favor:	4
Seconded:	Scott	Against:	0

- d. Management is in receipt of a proposal from Playground Specialists, Inc. for the replacement of the old, worn playground equipment on Briarcliff Lane. This proposal is for several pieces of new equipment, new border material and wood chip carpeting. Mike Slifer of Playground Specialists attended the January 17th and presented the Board with this proposal. A copy of the proposal can be found in the correspondence section on pages 25-26.

The reserve funds are available and this expense is in the approved 2006 budget. Will the Board approve this expense?

At this time the vote on this issue is tabled until the recreation committee can review the proposal. Vote to be handled by email prior to January 31st.

- e. Management is in receipt of a request for a mention in the February newsletter. Debbie Winkles is coordinating a school trip to Greece that is also open to residents. Does the Board approve inclusion of this program in the February newsletter?

The Board voted unanimously to include the requested mention in the February newsletter.

Motion:	Fred	In Favor:	4
Seconded:	Karen	Against:	0

VII. Adjournment

There being no further business, the meeting was adjourned.