

**Spring Ridge Conservancy
Regular Meeting Minutes
Spring Ridge Visitor Center
May 17, 2005 at 7:00 p.m.**

Board Members Present:
Jerry Alexandratos
Susan Gargon
Fred Schumacher
Terri Kubic

Others Present:
Richard Gemmell, PMP
Al Moreau, Finance Committee
Karen Logue, Pool Committee
Jonette Stupke, Pool Committee

I. Call to Order

Susan called the meeting to order at 7:08 p.m.

II. Review and approval of Minutes from the last regular meeting held April 19, 2005

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

III. Guest Speakers and Committee Members

- a. Al Moreau of the Finance Committee advised the Board to move forward cautiously when approving allocation of funds for different projects or repairs. Due to an increase in several of the contractors' rates (i.e., trash removal), the Conservancy appears to be about \$15,000.00 short overall with the current budget. Fred suggested that Al check with Dave, the former Finance Committee President, to see if he had any suggestions or ideas about why the budget is "off." Al did say that the Conservancy is under budget in some areas and he would look into resolving this issue. Al also stated that the \$30,000.00 that was budgeted to make repairs to one of the cul-de-sacs in the neighborhood may have to wait until next year.
- b. Karen Logue and Jonette Stupke of the Pool Committee updated the Board on several of the pending issues for the upcoming pool season. Two pool committee members have volunteered to be on the ad-hoc pool food concession stand committee, and that will be getting under way soon. Paul's Coffee Gourmet, although not successful this year in its attempt to serve the community as the official pool food concession stand vendor, is offering pool side delivery, offering everything on their menu except for soft serve ice cream. This service is offered 11:00 a.m. to 8:00 p.m. seven days a week.

Amy Weinberg, the new water aerobics instructor here at Spring Ridge, has received 8 responses so far. There are still a few openings for the classes.

The Pool Committee is going to purchase a banner to remind residents about upcoming pool events but is not sure where to place the banner. They want it to be visible by the community but do not want it to be vandalized. Bonnie High is designing the banner's layout.

The new pool furniture that was ordered should arrive by the end of June.

Upcoming dates for pool events are:

July 30	Pool Committee Meeting
August 13	Teen Pool Party
August 20	Adult Pool Party, put on by the Recreation Committee
Various	Float Nights (first Friday of every month 6-8:30 p.m.)

These pool-related events will be listed in the June newsletter. Lifeguard Appreciation Day, which is August 2nd, will also be listed in the upcoming newsletter.

PMP performs the initial cleaning for the pool locker rooms at the beginning of the season, but Century is responsible for the cleanings throughout the pool season thereafter. Management noted that the life guard's room will be painted this Friday as well.

Management reported that there was a health inspection of the entire pool area last week and it did not pass due to a minor repair required in the wading pool. Century will be repairing the wading pool when the required part arrives, and the inspectors will be coming back to do a re-inspection this week.

- c. Lise O'Connell of the Neighborhood Watch Committee was not present, but left notes for the Board to review regarding some items of concern, none of which were discussed openly at the meeting. The issue of hiring a security company was raised due to recent vandalism in the neighborhood. Management stated that full-time security presence in Spring Ridge has never been necessary and will wait to see if activity warrants such measures. There have been, at times, security guards patrolling the neighborhood, at the pool area and the soccer field, where there tend to be occasional fights, etc., and that may be all that is necessary.

IV. Homeowner Discussion

There was no homeowner discussion.

V. Management Report

- a. Management provided a copy of Ed McManus' resignation letter to the Board. Management asked Beth of the web site committee to solicit a call of nominees to replace Ed, however, no one has come forth as of yet.

- b. Management has obtained copies of the correspondence between Frederick County and Weis Markets, Inc. regarding the fire house access easement issue. Copies were provided to the Board. When management spoke with Crystal Chamberlain on May 11 to get an update, she mentioned that the fire house is most likely going back to a redesign phase, which will slow down the process. The site for the potential community room may need to be abandoned. Jerry suggested that the Board write a letter to Weis Markets, Inc. directed at the President, instead of whoever they have been dealing with thus far, with detailed information. Fred agreed to draft the letter. An update will be given at the next meeting.
- c. Johannes Gross, the Chairperson of the Spring Ridge Sharks swim team, was present at the meeting. Management informed the Board that the liability insurance company (State Farm) that currently covers the team under an umbrella policy is raising their rates by approximately \$3,000 for the year. Johannes stated that he did look into other insurance companies, and all were quoting even higher rates than those of State Farm. Unfortunately, the team will have to keep the current policy and move forward this year, but Johannes fears that if the rates keep rising they will not be able to afford the coverage without raising registration fees or possibly even losing the team.
- d. Century Pool and management performed a preseason walk through of the entire pool area and pump house. Normally, we spend approximately \$4,000 on preseason repairs. This year, however, the total pool repairs totaled \$6,354, largely due to the amount of caulking needed at the pool deck area and coping stone areas. The pools are 10-11 years old and are showing their age. A copy of the preseason contract was provided to the Board.
- e. Management provided a copy of the requests for proposals (RFP) mailed out to two local tennis court resurfacing companies to resurface (color-coat) the tennis courts. Structurally, the courts are okay, but they are in need of filling in of some cracked/sunken areas and color-coating. American Tennis Company quoted a price of \$11,000, which would also include posts and nets (which, incidentally, has already been done), and All Pro quoted \$8,800, just for resurfacing. The Reserve Study anticipated 67% of the tennis court surfaces were to be color-coated by the year 2002 and the remaining 33% by the year 2004. The life expectancy is about 7 years, which has been exceeded. Management is seeking approval from the Board before definitely going ahead with the repairs, as well as which company to go with.
- f. Management inspected all chain link fencing at the pool area and tennis courts. Several minor adjustments on gates and fencing needed to be repaired, along with several white PVC fencing posts and rails along Ridgefield Drive. Fenco started the work on May 11th for a total cost of \$1,420.

- g. Fred Schumacher has prepared a draft Charter to provide purpose and direction to the ad hoc committee for the food concession stand at the pool, a copy of which was provided to the Board. So far, eight individuals have expressed an interest in serving on the ad hoc committee, four of which were present at the meeting. The committee has until June 14, 2005 to establish an RFP, which will be discussed at the next meeting. The committee can present a final proposal for the concession stand before the Board and a vote can take place in October. The RFP's will not be restricted to Spring Ridge residents/business owners and no one is bound by anything that has been proposed thus far. Jonette Stupke, one of the committee members, reminded everyone that each member on the committee must keep an open mind and realize that they are representing everyone in the community, not just their own interests. The committee will give broad general guidelines in the RFP, and the vendors will give the details in their proposals. Everyone is very eager for this process to be set in motion so that we may potentially have a concession stand here in Spring Ridge in 2006.
- h. Palmer Brothers painted the exterior of the Visitor Center, which included the entire building and the deck, the week of May 1st. Management noted that they did a great job and the workmen were very professional and courteous.
- i. The tic marks for the Visitor Center and pool parking lot will be repainted the week of May 13th, weather permitting. The cost is \$2.25 per tic mark or \$220.50, which includes the handicapped markings also.
- j. Management informed the Board of a few drainage problems in the neighborhood. One of the areas is the wooded area behind the piano pool, which has a serious erosion problem and flooding of the asphalt path near the wooden walk bridge. There were a few truck loads of yard debris and brush thrown into the wooded area undoubtedly by residents who live near by, which has partially contributed to the redirection of the stream away from its intended course. Another drainage problem has been noticed in the grassy area directly beside the fence near the piano pool. A few photos have been taken of these areas and these were provided to the Board.
- k. Since April's meeting, management has not received any official correspondence from the Beshers representatives regarding the easements. As soon as management receives more information, it will inform the Board and those residents directly impacted by this future development.
- l. Richard Gemmell's assistant Bill gave his notice of resignation today. He will, however, continue to work with Richard until a replacement is found. Richard is asking the Board and the residents of Spring Ridge for patience and understanding on their part until he finds a suitable replacement.

- e. The Board discussed what to do with the old run down billboard facing I-70 East on Spring Ridge property near Newport Drive West, since the sign's content is obsolete and in poor condition. The Board finally decided to look into what it would cost to update the billboard and use it for community outreach/promotion. If the cost can be kept at or under \$600, then further discussion will take place as to what purpose the sign will serve and what can be done, and the Board will explore all the avenues of using the billboard, rather than destroying it, if it can positively impact Spring Ridge in some way.

Motion: Jerry **In Favor:** 4

Seconded: Fred **Against:** 0

- f. As per the management report, item "e," above, the Board approved the expenditure of \$8,800 for resurfacing the tennis courts, going with All Pro as the contractor with the lowest bid. The courts will be "out of order" for approximately one week. The work has a 3-year warranty.

Motion: Fred **In Favor:** 4

Seconded: Susan **Against:** 0

- g. As per the management report, item "j," above, the Board approved the expenditure of \$3,750 for moving fallen trees, removing the debris, and redirecting the creek in the wooded area behind the piano pool, to correct the erosion and flooding problem, and redirection of the creek. This item was not budgeted for but is needed.

Motion: Jerry **In Favor:** 4

Seconded: Fred **Against:** 0

- h. Lisa O'Connell, a Spring Ridge resident as well as the Chair for the Neighborhood Watch Committee, has requested via e-mail that the Board approve the use of the soccer field parking lot for the filming, equipment, and parking of the large trucks for TLC's hit show "Trading Spaces" if her home is chosen. She says that the crew would need a 25' x 50' space to set up and would tape for no more than a four-day period. No dates have been given as of yet. The Board feels that this would be good publicity for the neighborhood and voted to approve Lisa's request. More information will be made known as it becomes available.

Motion: Jerry **In Favor:** 4

Seconded: Susan **Against:** 0

VI. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.