

Hollymead Citizens Association
Board of Directors Meeting
June 9th, 2008
7:00 p.m. – 9:00 p.m.
Silver Thatch Inn

Approved Minutes

Board Members Present

Charlie Smith (President)
Nancy Zingrone (Secretary)
Jim Bone
Carole McIvor
Jeff Qureshi
Trish Cuthbert (Treasurer)

HCA Homeowners & Residents Present

Jeff Boutet
Glen Hart
Amanda Moore
John Pollard
J. C. Souder

1. Approval of May 5th Minutes

May 5th Minutes approved – no objections

2. Approval of June 9th Agenda

Agenda approved – no objections

3. Comments from HCA Members

Jeff Boutet requested permission to display Cub Scout recruiting sign for four days in August. Permission granted.

Glen Hart presented a letter to the Board from his Somer Chase Townhome tenants, John Pollard and Amanda Moore, outlining the problems the basketball hoop in the parking lot in the Somer Chase townhomes have caused for some nearby residents. Charlie Smith reviewed the situation for board members and homeowners present who were unaware of the problem. Carole McIvor indicated that the Somer Chase Townhomes Board met to consider whether permission could be given to retain the basketball in its present position. The Somer Chase documents were found to prohibit its presence in the parking lot. Consequently the Somer Chase Townhome Association Board enforced its documents and requested that the basketball hoop be removed.

Charlie Smith led a general discussion about the wider issue which is that Western Hollymead needs more play equipment for older children and a half basketball court on Hollymead common area near the pool might be a welcome solution for both problems. Estimated cost of installing a half basketball court would run between \$4200 and \$6000 depending on the type of hoop purchased. Possible locations were discussed, as were other aspects of the project such as insurance, lighting, rules for use, whether the hoop should be fixed or adjustable, whether the installation of the basketball court should be a separate project or part of an improvement of the existing “Tot Lot” above the pool. It was decided to table the discussion for the July meeting to allow time for further research and for the outcome of a discussion on the issue expected to take place at the Annual Somer Chase Townhome Association meeting scheduled for July 21st, 2008.

4. Reports from Standing Committees

a. Pool Operations

In the absence of Pete Chapman, Charlie Smith reviewed recent issues concerning the Hollymead Pool and the recent conversion to the salt water system. It was noted that the filter would need to be replaced in 2009. Pete Chapman had agreed to get the leak in the baby pool fixed. Jim Bone agreed to buy more lounge chairs after complaints from pool members. Carole McIvor mentioned noise concerns of nearby Somer Chase Townhome neighbors including a telephone number for complaints, amplified music, and the lack of enforcement of the pool closing time. A discussion of pool rules was tabled for the July meeting when Pete Chapman would be available to comment on early morning swim and pool party rules as well as the other issues raised.

b. Treasurers Report

Trish Cuthbert presented the Balance Sheet and the Profit and Loss for the HCA Association along with the list of pool memberships and other supporting documents. She noted that the budget category for trash pick-up needs to be increased due to a clause in the contract that deals with increased in fuel costs. Jeff Qureshi volunteered to check the Allied Waste contract to determine how such increases are supposed to be handled. Trish also reported that almost 100 residents have become members of the pool this year, and 69 non-residents have also joined the pool. Charlie Smith recapped the changes in pool conversion costs that resulted from the decision to have Chlor King install the sale water system instead of TMI. Trish noted that Pete Chapman is receiving a complimentary pool membership as pool manager.

c. Finance

Charlie Smith noted that fees from Wachovia for the HCA's accounts are not acceptable. Jim Bone moved that the Finance Committee be empowered to investigate rates and if they wished to do so, move HCA accounts to another bank. Nancy Zingrone seconded the motion. It passed unanimously.

d. Trash

No report was given.

e. Neighborhood Liaison

Charlie Smith noted that the Forest Lakes Board wants their full board involved in the Hollymead Lake Joint Management project instead of appointing a three-person committee representing the homeowners of both associations to manage the Lake. The Forest Lakes Board has also indicated that it wants HCA to make a commitment to dredge Hollymead Lake in ten years for an estimated cost of \$350,000. No tangible commitment has come from the developers on the other side of Route 29 to provide financial compensation for the harm their development projects are doing to Hollymead Lake. Because of the opinion of the Forest Lakes Board on these issues, the plan to set up a joint management committee was tabled indefinitely. It was decided that more research was needed into what the next step should be.

The owners of Silver Thatch Inn have complained to the HCA that, because of the quantity of trash being generated by pool members, they have had to obtain an additional dumpster and schedule a second pick-up to handle the trash. Nancy Zingrone moved that HCA reimburse Silver Thatch Inn for the dumpster and second pickup. Jim Bone seconded the motion. The motion was passed unanimously.

f. Townhouse Liaison

No report was given.

g. Neighborhood Watch

No report was given.

h. Communications

Nancy Zingrone noted the interim newsletter mailing was in process and would reach residents before the June 14th Hollymead Yard Sale. The schedule for the July newsletter was set for the end of June. Charlie Smith noted that the yard sale ad had been taken care of and the sign was ready to be set up.

i. Design Review

No report was given.

j. Grounds

Jeff Qureshi declined the chairmanship of the Grounds Committee. Charlie Smith nominated Anna Freshwater to take over as the chair of the Grounds committee. Nancy Zingrone seconded. The motion was passed.

Nancy Zingrone reported on recent work on downed trees behind 1590 Maiden Lane, 3010 White Oak Lane, behind the homes at 1735/1745 Goldentree, and at the end of Easy Lane. In the case of 1720 Goldentree, attempts to take care of the downed trees were unsuccessful due to the unwillingness of the homeowner and her neighborhood to allow the tree company contracted by the HCA onto their properties. Charlie Smith suggested that the downed trees are now the responsibility of the homeowners and further inquiries from them should be directed to him. Charlie Smith and Anna Freshwater in discussing the downed trees at the end of Easy Lane and behind 1735/1745 Goldentree noted that it is possible that the homeowners in those locations had extended their plantings and fences into the common areas. Jeff Qureshi moved that a \$1000 be allocated to do a survey of the property lines in question. Nancy Zingrone seconded and the motion passed unanimously.

In relation to the survey, the project of making a walkway around the HCA side of Hollymead Lake and constructing a bridge to connect to the Forest Lakes side of the Lake was discussed. The damaged fence behind the "Tot Lot" was also discussed. Bids to repair the fence were still being collected. Nancy Zingrone also mentioned that a number of complaints have been made against homeowners dumping yard debris into common areas. Because the HCA has directed its landscaping services to do the same in the past, the issue was tabled for future discussion.

k. Beautification (Landscaping)

Anna Freshwater talked about the flowers by the pool, that the pear tree that came down needed to be replaced. Jim Bone offered his Japanese Maple as a replacement.

l. Nominating Committee

No report was given.

5. Old Business

No old business.

6. New Business

No new business was raised.

7. Next Meeting Date – July 28th, 2008

8. Adjournment

The motion to adjourn passed unanimously.