

Hollymead Citizens Association  
Board of Directors Meeting  
July 28<sup>th</sup>, 2008  
7:00 p.m. – 9:00 p.m.  
Silver Thatch Inn

**Approved Minutes**

Board Members Present

Charlie Smith (President)  
Glenn Wait (Vice President)  
Nancy Zingrone (Secretary)  
Jim Bone  
Anna Freshwater  
Carole McIvor  
Jeff Qureshi  
Trish Cuthbert (Treasurer)

HCA Homeowners Present

Carlos S. Alvarado  
Lynn Boberski  
Delores DeAngelis  
Vipul Patel

1. Approval of June 9<sup>th</sup> Minutes

June 9<sup>th</sup> Minutes approved – no objections

2. Approval of July 28<sup>th</sup> Agenda

Agenda approved – no objections

3. Comments from HCA Members

Vipul Patel gave the Board a description of the basketball controversy in Somer Chase Townhomes from his perspective. Charlie Smith deferred the discussion to Old Business where a discussion of the basketball court was already scheduled.

4. Reports from Standing Committees

a. Pool Operations

In the absence of Pete Chapman, Jim Bone proposed a pool committee meeting to be held on Tuesday, August 19<sup>th</sup> at 7:00 p.m. at Jim Bone's home. Charlie Smith noted that pool management has been good but a number of issues need to be addressed equipment-wise. Jim Bone noted the need for new lifeguard chairs. It was agreed that the pool committee meeting would be held as suggested and the entire Board was invited to attend.

b. Treasurers Report

Trish Cuthbert presented the Balance Sheet and the Profit and Loss for the HCA Association along with the A/R Aging summary. She noted that we have agreed not to charge Silver Thatch Inn two months of fence rent in exchange for the extra fees they had to pay over the summer while the pool was open for the second trash pick-up. Four homeowners on the A/R Aging summary who are over 451 days overdue are being sent to collection. A question was raised about pool membership refunds. Jim Bone noted that the pool memberships are not refundable. A discussion on guest fees and how to handle them was deferred to the Pool Committee meeting. Trish noted that Allied Waste has sent us an adjustment to cover the rising cost of fuel. Jim Bone moved that we increase the trash allocation in the budget by \$8000 to cover the

adjustment. Glenn Wait seconded the motion. It passed unanimously. Pool outlays were then discussed. Jim Bone moved that money be moved the reserve accounts to bring the budgeted amount for pool repairs to \$35,000 to cover anticipated repairs and the second invoice from the salt water conversion installation. Jeff Qureshi seconded. The motion passed unanimously. Jeff Qureshi raised questions about the Pool Manager's compensation and complimentary pool membership. Trish Cuthbert and Jim Bone answered the questions raised. Bounced checks for pool dues were also discussed, and whether the amount allocated for tree and brush removal around the pool was adequate.

c. Finance

No report was given.

d. Trash

After reminding the Board that the Allied Waste trash contract ends in 2009, Jeff Qureshi led a discussion about the quality of their service over the life of the contract. Jeff Qureshi noted that he would be investigating the new contracts and the process of renewal. Jim Bone volunteered to set up a bulk trash pickup date and a leaf pickup date for the fall.

e. Neighborhood Liaison

No report was given.

f. Townhouse Liaison

Carole McIvor reported that the only pressing issue was the resolution of the basketball court problem. Discussion was deferred to Old Business.

g. Neighborhood Watch

No report was given. The issue of the barking dog being discussed on the Hollymead Yahoo group was raised. Trish Cuthbert reminded the Board that the proper response for homeowners is to contact the police while the dog is barking.

h. Communications

Nancy Zingrone reviewed the possible content of the next newsletter. Charlie Smith asked if a review of the website could be done to make sure it's up to date and Nancy agreed to do that. Trish Cuthbert reported that she's been receiving a lot of spam on the Hollymead address and asked if John Oliver, the webmaster could find a way to deal with that. It was suggested that perhaps the emails could be changed to graphics or to text versions so that the emails were not as accessible to spammers as they are now.

i. Design Review

No report was given. Trish Cuthbert noted that a homeowner has threatened to sue the Board over a fallen tree that was not removed.

j. Grounds

Anna Freshwater gave a report on the recent removal of downed trees.

k. Beautification (Landscaping)

Anna Freshwater reserved the discussion of beautification issues for the Pool Committee meeting. Delores DeAngelis asked what was going to happen to her donated trees in pots at the pool fence. Charlie Smith indicated that Anna Freshwater and the Grounds Committee could implement a plan.

l. Nominating Committee

No report was given.

## 5. Old Business

### *Basketball Court for Pool Area*

Charlie Smith led the discussion about the basketball half court that has been discussed at previous HCA board meetings. The various sites were discussed including above the pool behind the Silver Thatch Inn fence, on the knoll past the end of the Silver Thatch parking lot, and inside the end boundaries of the Silver Thatch parking. Glenn Wait raised the issue that the legalities of building the court needed to be addressed as well as the preferences of the owners of the Silver Thatch Inn. Charlie Smith reviewed the issues as they had been raised first among the Somer Chase Townhome owners and later at the HCA Board. Vipul Patel clarified some of the history of the issue. Jeff Qureshi raised the insurance issue but Charlie Smith noted that building a basketball court would not change our premium. The advantages of placing the half court at the end of the Silver Thatch Inn parking lot near to the cul de sac of the townhomes were that Somer Chase owners could see their children while they used the court, the location would be farther away from the Silver Thatch Inn itself and it would be visible from the pool area. The disadvantages raised were the closeness of the site to the storm drain, the possibility that the area would need to be graded, the need to fence off the South Hollymead Drive side of the site. The advantages of the site by the Silver Thatch fence in the existing playground is that the area is flat and already fenced. The disadvantages were that the site was not as accessible as the other site, not viewable from the street, that the owner of the Silver Thatch Inn thought the playground site was too close to the Inn and might impact on his business, and the privacy of the site might attract users other than HCA members and their children. A proposal was made that the HCA might pay to extend the Silver Thatch parking lot 20 to 25 feet onto the hillside near the Somer Chase cul de sac and put the basketball court at the end of the extension. It was decided to investigate the possibilities further both in terms of logistics and cost, now estimated around \$10,000, and to have Charlie Smith discuss the project further with Jim Petrovits, the owner of the Silver Thatch. A basketball project committee was set up including Jeff Qureshi, Charlie Smith and Carole McIvor.

## 6. New Business

### *Meeting Schedule*

Charlie Smith raised the question of moving the fall HCA Board meetings to the second Tuesday of the month because of scheduling problems. Nancy Zingrone moved that the September meeting be moved to the second Tuesday of the month. Glenn Wait seconded. The motion passed unanimously.

### *Storm Water Retention Ponds*

Charlie Smith raised the issue of the possibility that the county was interested in using the pond behind the Somer Chase townhomes as a storm water retention pond. The storm water retention inspector had notified Charlie that there were issues with the pond that included aspects of the existing dam, the concrete abutment and the slope of the shorelines. The question is whether the HCA had ever agreed to allow that pond to be used for storm water retention and who should pay for any repairs that might be necessary. Delores DeAngelis and Lynn Boberski asked for a history of the building of the pond. Jeff Qureshi and Glenn Wait raised questions about how storm water retention ponds are legally defined and what the responsibilities of the HCA and the County might be. It was decided to defer the discussion to the next meeting after the HCA had had a chance to explore ownership of the pond and other pertinent issues.

## 7. Next Meeting Date – July 28<sup>th</sup>, 2008

## 8. Adjournment

Glenn Wait motioned that the meeting be adjourned. Jeff Qureshi seconded the motion. It passed unanimously and the meeting was adjourned.