

SPRING CHASE COMMUNITY ASSOCIATION  
GENERAL MEMBERSHIP MEETING MINUTES  
Sunday, October 27, 2019  
2:00 pm – Ward Museum

Residents signed in by street address. Information packet given on sign in. Board members present included John Stern, President/Treasurer, Matt Rando, VP, JoEllyn Norman, Secretary, Directors, Dotty Byrd and Jane Grogan. Absent: Bob Hegerty and Jane Whittaker.

The meeting was called to order by John at 2:07 pm. John introduced current Board members and welcomed new resident, Jeannie Wilder, 603 Edgewater. It was noted that the meeting was being recorded for accuracy.

**Items of business included:**

**1. Election procedure:**

- a. Ballots distributed if needed
- b. Candidates identified and introduced.
- c. Floor nominations called for (3 times). No floor nominations.
- d. Proxy ballots handed to Secretary
- e. Vote carried out by street. Ballot placed in box and checkmark made next to signature line.
- f. Ballot box given to Louise Pepper and Cathy Taylor for counting.

**2. Secretary's Report:** (In packet for review) – Note made of correction to “George” McNamara from “Bob”. Motion made by Elaine Wallingford to approve the **Mar. 25, 2019 minutes** as corrected. Kevan Thomson seconded. No further discussion. Voted on and favorably passed.

**3. Treasurer's Report:** (In packet for review) – Balance Sheet, Profit & Loss discussed. John explained that our infrastructure cost is mainly due to the sinkholes. Tree trimming is an ongoing cost with a plan set to trim in all areas. Insurance costs are increasing. We **anticipate and are hopeful that** professional fees (attorney) will decrease in the next year. **2020 Budget** discussed. Next year HOA dues will increase 8% to cover increase in costs. \$100/quarter or \$400/year. Billing goes out for 2020 in December. An attempt will be made to start replenishing our savings account. A motion was made by Lynn Cathcart to approve the budget/seconded by Alan Neff. No further Discussion. Voted on and favorably passed.

**4. Committee Reports:** (In packet for review and posted on website) – Discussion included Jacobs Yardworks blowing pine shats into yards especially on Bayshore. Bob Hegerty will be asked to Contact Jacobs Yardworks to stop that practice. Yard waste should be bagged for City pick-up. Call 410-548-3177 or use the link on [springchasecommunity.org](http://springchasecommunity.org) to request pick-up. Bob will also be asked to contact the City for street sweeping.

**5. Business:**

- a. Updating our CCR's, bylaws and Exhibit C will be tabled until a later date.
- b. Proposed Rental Agreement – Decision made prior to this meeting that the vote on this has been delayed until revisions are made based on suggestions by many of our residents. The revised Rental Agreement will be distributed to all homeowners to be voted on.

- The intention of the last paragraph was questioned. “The Board may adopt additional Rules and regulations as necessary to govern and administer the leasing of Residential Units. It was agreed that we will add **“before institution of new rules/regs, The Board Will seek input from the Community.”**”
- Our goal is to mail out the revised proposed Rental Agreement and Residential Unit Lease Addendum along with the voting ballot by November 16.

There was much discussion about the rentals in Spring Chase.

- The Board has stated that a unit is considered a RENTAL when it is registered with the City of Salisbury as a rental. Presently Spring Chase has 18 rentals.
- There are circumstances where owners have purchased a unit for a family member to reside. There is no lease and it is not registered as a rental with the City. Presently Spring Chase has 4 of these.
- It was suggested that a brief list of common rules or information be given to renters to eliminate unintended mistakes. (Owners could make sure their renters receive this prior to moving in.)
- Show of hands indicated in favor of Spring Chase limiting the percentage of rentals to 20%. (This would be 20/100 units.)
- John will investigate policies of other rental communities like Spring Chase for comparison.
- It was suggested we ask our attorney if it is possible to ban rentals altogether or limit the number of rentals on one street. We will check with our attorney.

**Election results:** Congratulations to Bob Hegerty, Jane Whittaker and Dotty Byrd. We thank Sherry Neff and Carl MacIntyre for their participation in our election. We will be calling on them and others in Spring Chase to **please become involved in Committee work!**

Meeting adjourned at 3:27pm

Submitted by JoEllyn Norman