

SPRING CHASE COMMUNITY ASSOCIATION

General Membership Meeting Minutes

Saturday, November 19, 2022

11 a.m. MAC Center

(This meeting was recorded for accuracy)

Residents signed in by street address. Agenda packet distributed to all in attendance. Board members present included John Stern, Jane Grogan, Robert Hegerty, Mary Huebner, JoEllyn Norman, Cynthia Parker, Jane Whittaker. Absent Dotty Byrd, Matt Rando. Twenty-three (23) homes represented in attendance.

John, Jane G. and Dotty were honored with refreshments and thanked for all their help, experience and time-consuming service during the past six-plus years.

John's expertise as our Treasurer has been invaluable to us. He has offered to continue to assist Spring Chase with our accounting tasks and financial business for the near future. Thank you, John, for helping us in our time of need and beyond. We are extremely grateful!

The meeting was called to order by John at 11:15 a.m. New resident Jean Ellwanger (1015 Heron Ct.) was introduced and welcomed.

Items of business included:

- **Election process** – Candidates stood for recognition. Included Robert Hegerty, Mary Huebner, JoEllyn Norman, Cynthia Parker. Matt Rando and Megan Speake absent. Call for floor nominations. None given. Ballots not previously received (early voting by depositing in mail slot on shed) were turned in. Jane Grogan and Jane Whittaker completed the count. Announcement to be made at end of meeting.
- **Secretary Report** – JoEllyn asked for corrections or additions to minutes of last General Meeting. Sherry Neff made a motion to accept minutes as written/second by Kathleen McIntyre. Voted on and favorably passed.
- **Treasurer Report** – John reports \$55,788 in reserve with no outstanding bills to be paid. 2023 budgeted projects and costs noted (in handout – to be posted on website for review). Stormwater retention pond wall and drainage at Heron Ct. will be a major cost. Bids have been received and work should start early 2023. Future projects noted on handout. **2023 Budget reviewed. John states the need for HOA Assessment dues to be increased to \$500/year due to increase in most expenses.** Evelyn Cook made a motion to accept the Treasurer's Report and the 2023 Budget/seconded by Robert Hegerty. It was voted on and favorably passed.
- **Items of business** –
 1. John talked about Spring Chase property values increasing. Homeownership has gone up with fewer rental units. With improvements being made, Spring Chase properties sell fast at above market value.

2. John explained a new Maryland law for all HOA's (in effect October 2023) calling for an independent architect to inspect all common areas, every five years, to determine if enough money is in reserve to pay for repairs. The new Board will research appropriate architects in early 2023 to perform this task. Further information will be provided after the Spring Chase inspection.
 3. Robert explained future tree and fence placement bordering Glen Heights. To minimize any damage to the fence, the work will be done after landscaping in that area is complete. The fence will run the entire length of Spring Chase property line.
 4. Robert reviewed the "Budgeted Projects" page of the handout.
 5. Jane Grogan asked if there is interest in getting bids (3) from termite inspection companies for a possible "group rate". Discussion included several residents saying they currently have pest control services but there was interest shown in getting a group rate. The topic will be included in the next Newsletter and as a blast email to determine what level of interest is shown.
 6. Jane G. stated that she has been unable to reach the owner of the company who was scheduled to do the driveway repairs/resurfacing. She will continue to try to reach him to reschedule during better weather conditions. Those who had shown interest will be notified.
 7. Christmas card delivery will be available again this year. Be sure to put cards for delivery to your Spring Chase friends in the mail slot on the shed by Wed., December 21
 8. Question was asked about qualified businesses for various work projects for homeowners. As a courtesy, the website lists companies under "Useful Contact Information" that have been used here in Spring Chase with no problems reported.
- **Open forum -**
 1. Mary Gregory commented that the Homeowners' Tax Credit filing can be done through the website [Department of Assessments and Taxation](#).
 2. Allison Adams stated that you have the right to challenge the assessment through an assessment appeal process. Property value is re-assessed every three years.
 - **Election results** – 48 ballots received. All 5 candidates were elected for 2023-2025. Election of officers of new Board will take place in January 2023.
 - Jane Grogan made a motion to adjourn the meeting/seconded by Jane Whittaker. Unanimously passed!

Meeting adjourned at 12:35

Respectfully submitted by Jo Ellyn Norman, Secretary

