

SPRING CHASE COMMUNITY ASSOCIATION
General Membership Meeting Minutes

Saturday, June 3, 2023

11 a.m. Elks Lodge

(This meeting was not recorded due to recorder problem)

Residents signed in by street address. Agenda packet distributed to all. Board members present included JoEllyn Norman, Robert Hegerty, Cynthia Parker, Jane Whittaker. Absent Mary Huebner, Matt Rando, Megan Speake. Fifteen (15) homes were represented in attendance.

The meeting was called to order by JoEllyn at 11:11 a.m. Board members and officer positions were introduced by JoEllyn. She explained that she and Robert agreed to share duties of President/Vice President. Megan will serve as Treasurer. Mary and Cynthia will serve as Secretary and Corresponding Secretary respectively. Jane Whittaker will continue as Construction/Modification director.

Items of business included:

- Secretary Report – Minutes of the November 19, 2022, meeting was posted on the SCCA website for prior review. No corrections were sited, and the report was filed for review.
- Treasurer’s Report – Report was included in packet for review and will be posted on website. The prior Edward Jones account has been put in our PNC account as an operating account. Resident Elaine Wallingford asked if the Board would consider a CD for a higher interest rate. It was noted that once we know the amount required for the mandatory reserve account, we will consider other savings options if there is excess.

Other topics of discussion:

- Maintenance and Common ground rules – All homeowners must maintain their property. The Board will be walking the grounds. Violations will be noted, and letters will be sent if necessary. If work is not completed in a timely fashion, fines may apply. The Board is willing to work with residents on a reasonable time frame to make corrections. There is to be no planting, dumping, digging AT ANY TIME on common ground. Do not stack branches on common ground. Please contact the City for removal of any yard waste.
- New HOA Law – Robert stated that the study will be done by the end of July at a cost of \$2,650. We have chosen Reserve Advisors, LLC to conduct the Spring Chase study. They will determine the level of reserve funds we must accrue within three (3) years for unexpected common ground and infrastructure expenses. The study will be repeated every five (5) years.
- Open Forum –
 1. Resident Stephanie Scott asked if Reserve Advisors, since located in Virginia, is licensed in Maryland. Robert explained that they are licensed in all 50 states.

2. Resident Sherry Neff asked about the criteria for the use of money and the time frame to replace money. This will be explained to us by Reserve Advisors at the time of the study in late July.
3. Flooding – 607 Edgewater, where driveway and road meet, floods during heavy rains because the driveway is below street level. There is not enough elevation for a French drain to be placed. This topic will be addressed again with the City when the streets are resurfaced.
4. Potholes – Resident asked if we addressed the City concerning potholes on Edgewater. Robert said that he spoke with the City about scheduled street work. He was informed that it will go to the Planning Department.
5. Postal concerns – There are numerous problems with correct mail distribution within our community. The Board proposed that we initiate a petition to see if there is enough community support to contact the Salisbury Postmaster General to investigate our issues. Resident Elaine W. suggested we invite him/her to our next General Meeting. We will see what response we receive regarding the petition and decide.
6. Some mailboxes need repair/replacement. The cost to replace all mailboxes is approximately \$25,000. The Board will discuss a plan for staged improvement or replacement.
7. Contractor and yard signs – Resident Elaine W. said that Spring Chase HOA documents state that no signs should be posted in our yards. The Board will review this practice and update accordingly.
8. Parking issues – Elaine W. provided Ordinance No. 2506 for Board review to address a parking situation on Bayshore. The Board will review and report back to Elaine.
9. Glen Heights – Buffer zone/property line fence has not been installed. Robert will contact the appropriate person from Glen Heights to determine when they will put up the white vinyl fencing.
10. Rental Units – Spring Chase is currently at 18%. Resident Elaine W. states that Bayshore has the most rentals in Spring Chase and suggested limiting the number of rentals on a street. We responded that when rental units are sold, they will become owner-occupied.
11. Dog walking/clean-up complaints – Dog walkers are to use common ground, not private property, for dog business and clean-up of dog waste is mandatory.

Motion to adjourn – Elaine Wallingford/seconded by Margaret Adkins

Adjournment 12:35 p.m.

Submitted by Cynthia Parker/JoEllyn Normn