

**CHAPMAN FARM HOMEOWNER'S ASSOCIATION**

Minutes of the Meeting of the Board of Directors  
November 27, 2007

The Board of Directors of the Chapman Farm Homeowner's Association met on November 27, 2007 at the Chapman Farm Clubhouse. The meeting was called to order at 7:30 p.m.. The Board members present were as follows:

Timothy Johnson	President
Mark Collins	Treasurer
Rick Gloekler	Secretary
Scott Davis	ProCom

Also present: Gary Spicer of 2714 Baines Court, new resident to Chapman Farm.

The minutes of the September 25, 2007 meeting and Executive Session were reviewed and approved.

**THE PRESIDENT'S REPORT** was presented by Timothy Johnson.

1. The Education Committee has attended all of the Redistricting meetings. Chapman Farm children will not be impacted by the proposed changes. They will continue to attend Crofton Elementary and Crofton Middle School.
2. There was great support from the community. Although over 100 signatures were obtained on petitions, because Chapman Farm was not changed those petitions will be held for the time being.
3. Public Hearing will be held in January. Dr. Maxwell will review the proposed changes. He can make changes to the proposals or throw the whole thing out. Or just let the plan move forward as is.
4. The budget will be reviewed and discussed at the meeting tonight.

**THE TREASURER'S REPORT** was presented by Mark Collins.

- \* The General Trial Balance was reviewed and is in accordance with the budget for the fiscal year.
  - \* The cash on hand in checking for October 2007 is \$134,048.83
  - \* The cash on hand in savings is \$207,364.51
  - \* The total income for the month was \$68,182.67
  - \* The total expenses for the month were \$10,204.95
  - \* Leaving a gain for the month of \$57,977.72
  - \* The gain for the year to date is \$55,282.72
1. Mark noted that the Association is \$11,000 ahead of budget.
  2. The Board will approve contribution to the Reserve Account by the end of the year.

**THE TRAFFIC COMMITTEE REPORT**

1. Received an e-mail from Nestor Flores regarding the two trees at the end of Tellier Court. Homeowners should be asked to remove the trees to allow for greater visibility. Mr. Flores will speak to the homeowners. Other than that there is nothing the County can do.

**THE SOCIAL COMMITTEE REPORT**

1. A new chairperson is needed for this committee. A request for volunteers will be noted on the website.

**THE MANAGEMENT REPORT** was provided by Scott Davis.

1. Five transfers of ownership as of 10/31/07.
  - a. 2807 Billhimer Court - Prudential Relocation to Karen Spitzer & John Mecholsky for \$581,911
  - b. 2701 Hamils Court - Prudential Relocation to Jordan & Megan Sims for \$583,500.
  - c. 2806 Brite Court - Yandrofski to Matthew & Maria Williams, amount unknown.
  - d. 1521 Fenway Road - Greene to Patrick & Heather Algieri for \$595,000.
  - e. 1515 Fenway Road - Lang to David & Jane Mays, amount unknown.
  
2. Correspondence
  - a. Copies of all incoming/outgoing correspondence provided for Board review. Any violation letters with correction deadlines (i.e. 30 days, 48 hours) have been scheduled for re-inspection on those dates.
  - b. E-mail from Jen McKee re: running a section in the newsletter about babysitting.
  - c. E-mail from Greg Lokey re: the Chapman Road entrance median.
  - d. Letter from Gene Cordes re: common area behind his property.
  
3. Projects / Proposals
  - a. Annapolis Painting has replaced the small triangular piece on the top of the Clubhouse.
  - b. The large half dead maple tree has been removed by Ed's Tree Service. They provided the crane at no cost to the Association since it was not included in the original proposal/contract.
  - c. C S Lawn provided a revised proposal for removal of trees and grinding of stumps along the front of the community.
  - d. C S Lawn provided a two-year contract for Board review and consideration. Includes a 3% increase.
  - e. C S Lawn provided a two-year proposal for snow pushing. No increase in fees.
  - f. West Recreation has provided a proposal for the 24' x 40' shelter to include a 28' x 44' concrete slab. ProCom has requested additional information such as color options, etc. but have not received it yet.
  
4. Miscellaneous
  - a. A map of the community is enclosed for the Board's convenience.
  - b. Sgt. Peterson has provided his reports for September and October 2007.
  - c. C S Lawn provided monthly reports for August, September and October 2007.
  - d. A copy of the Education Committee meeting flyer was sent to homeowners via e-mail, posted on the website and is enclosed for Board information.
  
5. Meeting Schedule
  - January 29, 2008
  - March 25, 2008
  - May 27, 2008
  - July 29, 2008
  - September 30, 2008
  - November 25, 2008

**OLD BUSINESS**

1. Proposal from West Recreation for pavilion was reviewed. The Board requested additional pricing.
2. Revised proposal provided from C S Lawn for removal of dead trees along Riedel. The total cost is \$1400 and includes grinding the stumps. Rick moved to approve this proposal. Tim seconded the motion. The motion carried.
3. The proposed 2008 Budget was provided for Board review. This budget contains no increase in assessments. Tim moved to approve the budget. Mark seconded the motion. The motion carried.
4. Greg Lokey had requested a "cut through" in the median on Chapman Road to allow for a left turn into his driveway. The Association will not undertake this project but directed ProCom to send a letter advising Mr. Lokey to take this up with the County since Chapman Road is a County road.

**NEW BUSINESS**

1. There are T-bills up for renewal. Mark moved to approve renewing them for two cycles of thirteen weeks. Tim seconded the motion. The motion carried.
2. Strauss & Associates provided the letter of engagement for Board review and consideration. The cost to provide tax preparation and audit services for the year ending 2007 will be \$1200. Rick moved to approve contracting with Strauss & Associates. Mark seconded the motion. The motion carried.
3. The C S Lawn grounds maintenance contract was reviewed and discussed. There is a 3% increase in this two-year contract. Rick moved to approve this contract. Mark seconded the motion. The motion carried.
4. The C S Lawn snow pushing contract was reviewed. There is no increase in fees in this two-year contract. Rick moved to approve this contract. Mark seconded the motion.
5. Leaf removal was discussed. The Board asked what Crofton Chase does. They are able to rake the leaves to the curb and they are picked up, most likely by their grounds maintenance contractor.
6. The homeowner of 1550 Chapman Road wrote to request the removal of a tree in the common area behind his unit. He fears this tree will fall on his home. Scott will take a look at it to determine if the Board needs to address this.
7. It was noted that the boat parking on Chapman Road is still parked in front of the neighbor's house, not the boat owner's house (the boat is owned by Paul D'Imperio of 1593 Chapman but is parked in front of 2700 Guares). The Board asked ProCom to send a letter asking that the boat be moved to in front of it's owner's home. One letter to this affect has already been sent but ProCom will send another asking the boat owner to relocate the boat out of consideration for his neighbors.
8. Mark noted that 2800 Bilhimer has a boat up on saw horses. The Board directed ProCom to send a letter asking that the boat be removed.
9. The e-mail request from Jen McKee was discussed. The Board was concerned about the safety of Chapman Farm children. Therefore they do not want to list the name and phone numbers of teenagers in the newsletter.

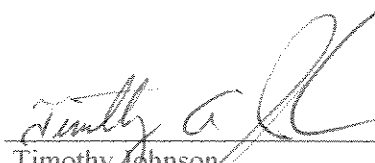
The meeting was adjourned at 8:10 p.m. so the Board could go into Executive Session.

The next meeting is Tuesday January 29, 2007 at 7:00 p.m.

Submitted by:

  
Kelly Fagan  
Recording Secretary

Approved by:

  
Timothy Johnson  
President

3-25-08  
Date