

CHAPMAN FARM

Homeowners' Association

Crofton, Maryland

THE BOARD OF DIRECTORS OF THE CHAPMAN FARM HOMEOWNERS ASSOCIATION MET AT THE CHAPMAN FARM CLUBHOUSE ON APRIL 25, 2006

CALL TO ORDER:

The meeting was called to order at 7:05pm with the following members present:

- Tim Johnson President
- Mark Collins Treasurer
- Rick Gloekler Secretary
- Mike Consalvi Board Member at Large
- Scott Davis Managing Agent- ProCom

APPROVAL OF MINUTES

The minutes from the meeting held on March 28, 2006 were approved as written. Tim Johnson motioned to approve the minutes from the previous meeting as written and Mark Collins seconded the motion. The motion carried.

HOMEOWNER COMMENTS

- The Newman's of 1621 Chapman Road are new to the community and they introduced themselves at this evening's meeting. The Newman's reported that there is a lawn chair, a grocery cart and a broken chair, in the wooded area behind 1621 Chapman Road and they were wondering if the board was aware of the situation and if they were planning to remove it. The area back there could be part of Walden 678, which is a community that Scott also manages and he will contact the board and ask whether they are willing to split the cost to have Buck or CS Lawn come out and remove it. In any event, Tim said that it would be removed.
- Resident asked whether sheds were permitted and the board told her that they are not permitted.

TREASURER'S REPORT

The General Trial Balance for the Association was reviewed and it is in accordance with the Budget for the fiscal year.

- Cash on hand in checking for the month (as of March 31, 2006) is \$90,885.
- The cash on hand in savings is \$271,639.
- The total income for the month is \$350.
- The total expenses for the month were \$5,442.
- Leaving a total loss for the month of \$5,092.
- The total loss for the year to date is \$21,448.
- Mark reported that expenses are under budget by \$7,000 YTD and the community is in good shape.

COMMITTEE REPORTS

- Currently there are no active committees. Nothing to report.
- Tim motioned to obtain a gift certificate for Linda Godstrey, from the Big Fish, in the amount of \$75. Linda was an active committee chair and the gift certificate would be a nice way of thanking her for her service. Mike Consalvi seconded the motion and the motion carried.

ACC

- 3 new ACC requests were submitted to the board for their review. The requests will be reviewed in the Executive Session.

MANAGEMENT REPORT

Scott Davis of ProCom gave the management report.

1. Transfer of Ownership to date

- A. Lawrence to William & Kerrie Smith
2707 Sabra Court
01/18/06- \$626,000
- B. Cassano to Kimberly & Christopher Straight
1605 Petes Court
03/20/06- no sales price available
- C. Schneberger to Kathleen Taylor
2807 Brite Court.
03/29/06- \$584,000
- D. Bragaw to Timothy & Patricia Durning
2800 Tellier Court
03/31/06- no price available.
- E. Avg. Sales Price this period: \$622,000

2. Proposals/Projects

- a. ProCom has provided 2 proposals for the installation of fountains at the pond at Price Road as well as the pond at Elton Court/ Pearl Ave. BGE has also provided a proposal for the cost of bringing power to each site. Mr. Electric will be providing a proposal for the cost associated with tying BGE's power line into a meter at each pond, as well as for the trenching required to take power from each respective meter to the location of each respective fountain electrical panel. (ACTION)
- b. ProCom has provided 3 proposals for the removal and replacement of all fencing in the front of the neighborhood with cross buck style vinyl fencing, to include new white wire mesh on the sections of fences encompassing the ponds. All prices have been updated since the original receipt of these proposals last year. (ACTION)
- c. ProCom has provided 4 proposals for the sanding, striping, priming, and repainting of all fencing in the front neighborhood per the Sherwin Williams spec. (ACTION).
- d. PROCOM has provided 3 proposals for the resealing and re-striping of the Chapman Farm Clubhouse, tot-lot, and tennis court parking lot. (ACTION)
- e. ProCom is awaiting a start date for the installation of the new playground equipment at the tot-lot. A date is hoped to be provided for the Board at the meeting. (ACTION) (The start date will be early to mid May.)
- f. It was discussed last year that a community wide inspection of trees (mainly the ones between the street and sidewalk) in the common area was going to take place. Is this something that the Board is still planning to do? (ACTION) (The board is still planning to do this.)

3. Correspondence

- a. ProCom has provided copies of all incoming and outgoing homeowner correspondence that was received and sent between the delivery dates of March's Board Package and April 24, 2006.
- b. Any violation letters sent to homeowners that have correction deadline (i.e. 30 days, 48 hours) have been scheduled for re-inspection on those specific dates.
- c. Correspondence requiring Board ACTION.
 - 1. Request from Wendy Morris for reimbursement for overpayment of dues.
 - 2. Request from Marc Corey for waiving g of collection cost.

4. General Matters/ Miscellaneous
 - A. CS Lawn has provided their February monthly maintenance report.
 - B. Per Julie Tucker, owner of 1588 Chapman Road, the County is willing to put up No-Parking signs 1593 Chapman Road, alleviating the problem of the boat being parked there. Does the Board wish to pursue this further? (ACTION)** This *matter appears to have been resolved.* ***
 - C. Per Board request at the March meeting, ProCom has investigated Diane Hoffman's ACC request for the replacement of her fence. She originally requested a 5-foot fence, and it was denied, as she wanted to extend a section beyond the mid-point of the house. She then re-submitted the ACC request, for a 6-foot fence, and it was approved by the Board. It is not known if the original was homeowner signature page was used in the re-submitted request, as was the concern of Jeffery Scheidt, for he states that he would not have signed off on it if he would have known the fence was planned to be 6 feet tall.
 - D. CS Lawn was paid twice in February for their monthly maintenance contract (in error), however, the Check that was cut from the March payment was voided and the account is now current.
 - E. The Spring Inspections are almost complete, and as scheduled, notices will be mailed the week of April 24, 2006. (Scott noted that the inspections were completed this morning.)
5. Executive Session- (See Executive Session)
6. 2006 Meeting Schedule
 - A. January 31, 2006 (Annual Meeting)
 - B. February 28, 2006
 - C. March 28, 2006
 - D. April 25, 2006
 - E. May 30, 2006
 - F. June 27, 2006
 - G. July 25, 2006
 - H. August 29, 2006
 - I. September 26, 2006
 - J. October ~~27~~, 2006 24
 - K. November 28, 2006
 - L. No December Meeting

Presented by: Scott M. Davis, CMCA, Managing Agent, Chapman Farm HOA

PRESIDENT'S REPORT

- There was a discussion about the GCC meeting that is going on tonight, in regard to the plans to build a Walmart in Crofton. The GCC is going to vote to determine whether they are as a whole, in support of this plan or against it. Tim took a consensus of the homeowners that were present at this evening's meeting and they were all opposed to building a Walmart. Tim is the Chapman Farm representative and he will go to this evening's meeting to express the opposition of the Chapman Farm community, to the construction of a Walmart in Crofton.
- Tim also mentioned that the GCC is on record for being in favor of the new Waugh Chapel II shopping center that is going to be built in the area that is on the other side of Rte. 3 past Shoreline seafood market. The Walden community is on record for disapproving the project. Tim met with members of the Walden board and the developers in order to get a feel for what the developers are trying to do in that area. Walden would like to meet with the members of the Chapman Farm board to discuss ways that they can work together. Tim suggested to the developer, that they set aside about 10 acres of land for ball fields, that would be conveyed to the Crofton Athletic Association, with a small amount of money set aside in order to maintain those fields. Then, after 10 years, when they develop the back side, those fields could then be moved to the back, so that the developer could utilize the area for more development. A member of the Public Advisory Committee (PAC), who is also a resident of Chapman Farm, called Tim and he is in alignment with Tim in regard to encouraging the builder to add the playing fields.

Projects

- The board asked Scott to obtain proposals for painting the fences in the front section of the community and the cost has been averaging about \$18,000-\$25,000 per proposal. The fences were painted about three years ago, so that is the life span of painting. The board is also looking at the cost to replace the wooden fence with a vinyl fence (average cost \$71,000 to about \$79,000) The board took a vote of homeowners that were present and the majority were in favor of replacing the fences with vinyl, Tim motioned to discuss the proposals for vinyl fence replacement, in executive session, and vote on which one to go with. All were in favor and the motion carried.
- The board asked Scott (ProCom) to obtain proposals for putting fountains, or bubblers in the pond on Elton Court and the one near Price Road. The other pond, by the library is considered to be a dry pond and no water is supposed to be held there. The problem with fountains is that the ponds are not designed to hold enough water to accommodate the fountains. Scott checked into using bubblers, but it turns out that they require even more water than fountains. One more possible option is something that goes down to the edge of the water and just blows air out into the water, which helps keep the water moving, but Scott pointed out that when the water level falls the white PVC pipe will be visible around the pond. Tim has been looking for a concrete base with a hole in the center that chains could be attached to, so that the fountain could rise and fall with the water level, but he has had no success in locating exactly what he is looking for. If technology catches up, then maybe we could solve this problem, but in the meantime, the board is still researching the problem and making sure that the community is signed up for the mosquito spraying program. **Tabled.**
- The board has asked Scott (ProCom) to obtain bids for re-stripping and sealing the parking lots. He mentioned holding off on including the sealing of the tennis courts because he is thinking about a joint venture with Walden Community Association. The board discussed the bids and **Tim motioned to go with the proposal from All State Striping at a cost of \$1,895.00. Mark seconded the motion and all agreed. The motion carried.**
- The cost review of the proposals is included in the minutes. See attachment "A".

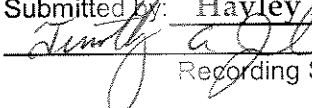
OLD BUSINESS/NEW BUSINESS

- Tim asked Scott to contact the officers that patrol the community and ask them to spend more time out in the community due to the summer time and to shift the traffic officer to crime watch during the summer.
- Nestor Flores is back with the county and the traffic study is continuing in the community, in order to determine where to place the speed hump.
- Homeowner asked if there were any incidents of crime that the community should be aware of. Tim mentioned that there were some arrests in the Coventry area. Walden is another area where there has been some trouble.
- Walden Community Association has indicated that they are open to do some dialoging with the Chapman Farm board. Some topics of discussion could be opening the Chapman Farm community to the pool membership and having some socials together.
- Scott mentioned that 4 of the holly bushes that were planted out in front of the clubhouse have died and the board may want to have CS Lawn replace them.

Being no further business to come before the board, the meeting was adjourned at 7:50pm and the board immediately went into the Executive Session. The Executive Session ended and the open meeting was re-called open, and then all adjourned at 8:30pm.

Submitted by: Hayley N. Hancock

Approved by:


Recording Secretary

30 May 2006

Chapman Farm HOA Monthly Board Meeting April 25, 2006

06-04.1 RESOLVED THAT the Board approved the Minutes, from the previous Monthly Board Meeting that was held on March 28, 2006, as written. Tim motioned to approve the minutes as written and Mark seconded the motion. The motion carried.

06-04.2 RESOLVED THAT the Board approved the motion made by Tim; obtain a gift certificate for Linda Godstrey, from the Big Fish, in the amount of \$75. Mike Consalvi seconded the motion and the motion carried.

06-04.3 RESOLVED THAT the Board approved the motion made by Tim to go with the proposal from All State Striping at a cost of \$1,895.00. Mark seconded the motion and all agreed. The motion carried. The board also approved the alternate section to seal the walkways around the tot lot and tennis court at the additional cost of \$375. All board members were in agreement and the motion carried.

06-04.4 RESOLVED THAT Tim motioned to accept the proposal from Mid Atlantic to replace the fences with a vinyl fence pending the removal of the checkmark in the box that states that they will not obtain County Permit, at a cost of \$71,706.00. Mark Collins seconded the motion and the motion carried.

06-04.5 RESOLVED THAT Michael S. Finley or Danelle Boso, or Jerome Pruchniewski, or Janet Leister, or Mark Collins are granted the authority to perform any transactions for the account described on the form titled "Resolution for Security Transactions"(including, but not limited to, change of payment information; transfer or sale of securities; purchase by ACH debit (Direct Pay); or reinvestments) The authorized individuals may not appoint an attorney-in-fact with authority in turn to appoint one or more substitutes ("May not" will be assumed unless otherwise indicated.) It is further resolved that any action taken by the individuals listed above is hereby ratified and that this authorization shall remain in effect until further notice from the date of certification. (One year will be assumed unless otherwise indicated.) Mark motioned to approve the above resolution and Tim Johnson seconded the motion. The motion carried. * **Tim motioned to strike this previous motion to close the CAB account and Rick seconded it.** * The motion carried

06-04.6 RESOLVED THAT * Tim made a new motion to re-establish the checking account at Citizens Bank and have that be the automatic withdrawal account. The board unanimously approved. The motion carried.