

Paradise Ridge Homeowners Association  
May 27, 2017 @ 9:00 a.m.  
Deep Creek Baptist Church

Jim Roser called the meeting to order at 9:03 am.

**Owners in Attendance:**

Jim & Jane Roser  
Laura Barnard & Pam Barnard  
Michael Gilbert  
Keith Sauter  
Chuck Schardong & AC Woodring  
Mark Schmittle  
Alan & Cyndy Weitz  
Dick & Elaine King  
Scott & Laura Robinson  
Tony & Maureen Furio  
Wayne Aubertin  
John Chubb  
Don Johnson  
Joe Muller  
Fred & Sharon Hazelwood  
Al & Pat Brewer  
Donald Vierling  
Vincent Piccirillo  
Katie Heisler  
Stuart Speedie  
Benjamin Gompf & Renee Shuman  
Drew Algeo  
Chris Craychee  
Scot Lantz  
James & Alana Pitcher

**Owners Present by Proxy:**

Diane Cantella  
Craig & Sharyl Coresto  
Edward Garrant  
Michael Gonce  
Hans Lange  
Harry Loveland  
Brain & Kristen Mossor  
Tim & Sue Reardon  
Wayne Stuckey  
Ali Mohadjer  
Tom Feehan  
Vincent Likar  
Andy Hotchkiss  
Patrick Fogarty  
John Cecil  
Chris Dunavent

## **Introduction**

Jim Roser introduced himself and fellow BOD Members, Keith Sauter, Mike Gilbert, Laura Barnard and Chuck Schardong. Jim Roser introduced property manager, Kristy Hook with Coldwell Banker. Jim asked owners to go around the room and say their name and lot number or address.

## **Financial Report and presentation of budget**

Laura Barnard presented the financial report and 2017/18 proposed budget (attached). Laura reminded owners the associations fiscal year runs through June 30<sup>th</sup> and that there are still a month left of bills to be paid out this year's budget.

Maureen Furio asked if the BOD had considered raising the dock dues. Laura reported that it might not be an bad idea to increase the dock dues in the near future however when and how much will be something the new BOD and Dock Chair will need to decide when to raise the dues and the amount.

## **Old Business**

### **Projects List (see attached)**

Jim presented the prioritized Projects List to the membership and asked owners if there were any questions on any of the existing projects or if there were any projects they would like add.

Alan Weitz asked where the BOD planned on moving the canoe racks. Keith reported he would like to see the canoe racks moved over along the tree line just before the first Pavilion where no one sits. Alan also asked where the second emergency parking area would be located. Keith reported that the parking area would be off of Paradise Ridge Road at the entrance to Laurel Court.

Jim reported the BOD asked Highland Engineering for an estimate to do an engineering survey of all the culverts in the community and add it to the projects list after the culvert failed on Laurel Court. This would to help eliminate future surprises. Jim reported that the new board of directors will decide if they want to proceed with having the survey done.

Don Veirling reported that HOA attempted to seed and grow grass in the area by the mail house several times in the past and ended up doing a soil sample which showed the soil there is not suitable for growing grass. Don reported in order to grow grass they would need to put down several bags of topsoil before seeding. Jim asked Kristy to solicit another bid from Rick that includes applying top soil to the area before seeding.

Maureen Furio reported that the two new picnic tables at the lake access are not made of pressure-treated wood and need to be sanded and stained.

Fred Hazelwood expressed concerns about the overgrowth of brush along the roadsides. Jim reported that this was already on the projects list and that the new board would have to decide if they wanted to pay the\$1,200 to have it done.

Cyndy Weitz thanked Laura Robinson and Laura Barnard for maintaining the sign at the entrance to the community.

## **Update and Registration of Association Documents**

Jim reported the associations bylaws are over 40 years old and explained that the purpose of revising them was to bring them up to date with current practices. Jim reported the paragraph in Article XV Section 1 Amendments that was causing all the concern has always been in the bylaws and was changed from requiring a 2/3rds vote of the BOD to a majority vote because the BOD now has 5 members opposed to 3 when the original bylaws were written. Jim reported that Maryland law requires 2/3<sup>rd</sup> approval of the membership and Article XV Section 1 should have been amended to reflect that; however it was overlooked. Jim asked if there were any other concerns other than Article XV Section 1 Amendment's with the proposed changes to the bylaws that raised concern.

Stewart Speedie asked if the proposed changes were reviewed by legal counsel. Kristy reported that the proposed changes were reviewed and approved by Craig Ingram's office prior to being sent out.

Alan Weitz made a motion to table the discussion on amending the bylaws until the BOD can review them and determine the proper course of action, John Chubb seconded, and the motion was unanimously carried.

## **Association website:**

Jim reminded owners that Chris Dunavent completed the association website and can be viewed at <http://paradiseridgehoa.com> and the password for owner access is **TheR1dge!**. Jim asked if anyone had any comments or suggestions on the website. Pat Brewer asked if the webcam could be re-angled or moved to a different location so it would show a better view of the associations roads. Keith reported the BOD is looking into purchasing additional cameras and is looking into where they will be set up because they require electricity and wifi to work.

## **Docks**

Drew Algeo reported that when the docks were installed they did not follow the correct layout so some of the outriggers are in the wrong spot. Kristy reported she was not aware there was a layout they were suppose to follow so she had never informed Wood Glow. Drew reported the outriggers are stenciled with numbers and letters however some of the lettering is broken off and hard to read. Drew will assist Kristy and Chuck in figuring out the proper order of the dock outriggers so they can be re-stenciled and whoever is installing them in the future will know how they are to be arranged. Drew also reported the docks were missing 8 or more pins for 3 weeks after they were installed but was now resolved.

Jim reported that all the canoe racks are rented this year and canoe stickers need to be put on as soon as possible. This will help identify those who have rented a rack space and make sure there is no one using the racks who haven't paid.

## **Roads**

Michael Gilbert reported the cost to replace all of the roads in the association would be approximately \$384,000. Michael continued to report that they do not anticipate having to replace all the roads at one time; however right now 20% of the roads are in bad condition and need maintenance and repair. Michael reported he will be evaluating all aspects of the roads to put a 5 year road plan in place. Michael stated that the BOD is doing everything they can to make the repairs to extend the longevity of the roads at the most efficient cost. Drew Algeo reported that Beitzel now has a tar and chip and asphalt company, that the association may want to consider when soliciting bids. Dick King recommended using the old millings on the entrance to the lake access.

Fred Hazelwood reported he has been experiencing a lot of power outages at his home up on North Ridge Court and was advised by a client of his who works for Potomac Edison that the infrastructure of the underground power lines are shot due to their age and the HOA needs to petition Potomac Edison to come out replace the lines. Jim asked Kristy to write a letter to Potomac Edison petitioning them to come and do a survey of the infrastructure of the underground power lines in the neighborhood.

Pat Brewer reported that it is the responsibility of the homeowners to keep the culverts that run under their driveways open and cleaned out. Jim asked Kristy to make note of any culverts that are in disrepair and send a letter to the owners asking them to take the appropriate action.

## **New Business**

### **PWC Policy**

Chuck Schardong reported the BOD recently received a letter from Mark Schmittle regarding 2 issues with the PWC Policy. The first issue is that DNR policy states the weight limit for storing PWC's on a PWC Ramp on the shoreline is 500 lbs and all PWC's they make these days are over 500 lbs except for one model. Chuck reported he researched the DNR policy, and this issue has been brought to the DNR's attention from residential and commercial owners and the DNR is still reluctant to increase the weight limit however he will continue to work with DNR in trying to find a solution for docking the PWC's. Mark Schmittle made a motion to have Chuck and Kristy draft a letter to DNR on behalf of the association and request they review the weight limit for PWC's, Dick King seconded and the motion was carried by majority vote.

Chuck reported another concern Mark had with the PWC Policy is that you can only reserve a spot for 1 year. Jim Pitcher made a motion to extend the lease period for the PWC slots to 3 years, Don Vierling seconded and the motion was carried by majority vote.

### **Approval of 2017/2018 Budget**

The 2017/2018 Budget (attached) was presented. Laura reported that there were no major changes to the budget this year. Scott Robinson motioned to accept the 2017/2018 budget as presented, Alan Weitz seconded, and the motion was unanimously carried. Don Vierling asked when the management contract with Coldwell Banker expires and if it will be reviewed. Jim reported the contract with Coldwell expires on December 31, 2017 and will be reviewed by the new BOD.

### **Election of BOD Members**

Scott Robinson thanked the current BOD for all their hard work. Laura Barnard presented Jim Roser with a plaque from herself and the other BOD Members thanking him for his 5 years served on the BOD. Jim asked if there were any nominations from the floor. Pam Barnard and Kristy counted the Ballots and Chuck Schardong, Michael Gilbert, Laura Barnard, Keith Sauter and Chris Dunavent were elected as the 2017/2018 Board of Directors.

## **Addendum**

### **Election of Officers**

At the BOD meeting subsequent to the general meeting, the following officers were elected: Chuck Schardong- President, Michael Gilbert- Vice President, Laura Barnard- Treasurer, Keith Sauter- Secretary, Chris Dunavent- Member at Large. The next BOD Meeting was tentatively set for Saturday, June 17<sup>th</sup> at 9am.