

**HSIA BOARD MEETING  
THE KEY SCHOOL  
April 26, 2010**

**BOARD MEMBERS PRESENT:** Bill Shuman, Christian Elkington, Bill Anderson, Ray Sullivan, Perry Geib, T.J. Hurlbert, Helene Raven, Tracy Stanley

**QUOROM PRESENT:** Yes

**GUESTS:** Bob Pierno, M. Drukis, Lee Ann Harvard, Kate Penn

Bill Shuman called the meeting to order at 7:15 pm

Minutes from the March Board meeting were accepted as read.

**BEACH COMMITTEE SHORELINE PRESENTATION:** Kate Penn presented as follows.

Plan I:

Remove Seawall – stabilize with rocks

Plan II:

Existing or similar to existing conditions – seawall would remain. Needs to be repaired and have weep-holes added. Approx. 30k to repair seawall.

Will present plans for community review at the next general meeting. Also will request special meetings for additional opportunities to present plans to community members unable to attend the general meeting. Plans will also be presented in the June Seabreeze and a tentative plan to hold the community vote of vote for approval in September.

Kate also noted that two of the wood bulkheads are deteriorating and a decision regarding repair or replacement will need to be made.

Kate requested a special General Meeting for May 12<sup>th</sup> to present the \$125,000 versus the \$190,000 options to the community. (Bill recommended starting her slide show with the East side of the beach not the West at the May meeting.)

**Chris motioned the Board approve the two beach plans for presentation to the community. Ray Sullivan seconded the motion. Vote taken –unanimously approved.**

**Chris motioned the Board hold a special general meeting to present the beach plans, The date and time of the meeting TBA. Perry Geib seconded the motion. Vote taken – unanimously approved.**

**TREASURER’S REPORT:** The treasurer’s report was made on paper as treasurer Bruce Walker is still immobile and unable to attend meetings in person.

**PRESIDENT’S REPORT:** Nothing to report. Christian Elkington made a presentation to Bill Shuman on behalf of the board, thanking bill for his 10 years of outstanding service.

**ADMINISTRATIVE:** Administrator absent. Nothing reported.

**LEE ANN HAVARD'S BUILDING PERMIT REQUEST:** Returning resident Lee Ann Harvad came seeking pre-approval for construction plans on a new addition to her house at 124 West Bay View and wanted to make certain that none of the 3 options presented violates HSIA's 2.5 story/35' covenant restriction.

Options include raising the pitch of the roof, adding dormers and popping up the existing roof. All 3 options are under 35 feet.

Ensuing discussion included beliefs that if 50% or more of the height of a ground floor is more than 6' above ground than it is not a basement or that the county standard for a basement is that 60% of the space must be underground. *[From the on-line county building code TITLE 1. DEFINITIONS AND GENERAL PROVISIONS 16-1-101. Definitions. (7) "Basement" means that portion of a structure having its lowest floor below ground or grade elevation on all four sides. ]* Resulting consensus is that the HSIA building covenants need to be reviewed so that a consistent, definable and understandable set of rules & regulations can be referred to for future permit requests.

Lee Ann presented a photo of 108 W. Bay View as preexisting example of what she wants to add to her house.

**Bill S. motioned that the three options presented by Lee Ann Havard for adding a vertical addition to the property at 124 West Bay View Drive do not violate the 2½ story covenant. This is a preliminary opinion based on the drawings presented. A HSIA permit will not be issued until complete plans and the Anne Arundel County permit have been processed by the building permits committee and approved by the HSIA Board of Directors. Chris Elkington seconded the motion. Vote taken – the Board voted unanimously in favor of the motion.**

**SECURITY:** Nothing reported.

**POOL COMMITTEE REPORT:** Co-chair Perry Geib reported that Pool Member Pass Pick-up will occur from 9am-12pm on Sat. May 12<sup>th</sup> and from 1pm-4pm on Sat May 19<sup>th</sup>.

The committee is looking into a carbonite back-up service for the pool, reviewing the pool rules and coming up with creative marketing ideas like a poster contest for the kids, trivia questions ex. "How many gallons of water does it take to fill the pool?" etc.

Bob Pierno requested funds of ≤\$1000 for safety fixtures & concrete patches.

**Perry Geib motioned to approve Bob's request for funds. Chris Elkington seconded the motion. The motion carried unanimously.**

Bill Shuman will follow-up on the Key School's 2012 agreement.

Bill Anderson will follow-up on adjustments to the direction of the lighting in the parking lot.

**PIERS & HARBOR COMMITTEE REPORT:** T.J. Hurlburt reported that Bayland is managing procurement of bids for the pier project and George Miller is managing the project. There was a mandatory meeting today (4-26) and 2 vendors – Lerian and Bradbury showed, Norris was a no-show. The project start date was moved from Sept. 15<sup>th</sup> – Nov. 1<sup>st</sup> to have minimal impact on the boating season – they don't expect that to result in winter weather delays. Bayland to drive in exposed screwheads on the new finger piers. All boat park vacancies have been filled. Pump out boxes have been identified. \$800 for boxes will need future approval. The Slips Committee is “kicking ass”.

Bill Shuman signed agreement with the Coastguard Project to do the channel markers.

Bill Anderson gave an update on the gate repair/replacement and said it should be completed by May 8<sup>th</sup>.

**OLD BUSINESS:** The covenant lawyer Sager is continuing to work on the issues at 406 Walnut.

**NEW BUSINESS:** Acting president, TJ Hurlburt motioned to appoint Chirs Elkington as president pursuant to the by-laws for the remainder of the presidential term. Bill Anderson seconded the motion. The vote was unanimous with Bill Shuman abstaining.

Chris Elkington began a discussion about contractors posting signs in the neighborhood stating that they are providing services i.e. lawn-cutting, etc.

**Chris Elkington moved that we do not post signs but that there be a new “Contractors & Services Provided” section added to the Seabreeze. Tj Hurlburt seconded the motion and the board voted unanimously in favor of the motion.**

There being no further business, the meeting adjourned at 9:37 pm.

Respectfully submitted,

Tracy Stanley  
Board Member