

**HSIA BOARD MEETING  
THE KEY SCHOOL  
April 30, 2015**

**BOARD MEMBERS PRESENT:** Jerry Lichtenberg, Suzanne Martin, Helene Raven, Steve Vanderbosch, Mark Carroll, Ray Sullivan, Kathy McFadden, Bill Anderson, Brooke George (Absent: Mike Penn, Noel Gasparin)

**ADMINISTRATIVE STAFF:** Jean Somers, Jim Schwallenberg

**GUESTS:** Joanne Brew, Sandra Anderson, Kate Penn

Jerry Lichtenberg called the meeting to order at 7:05 pm. Quorum present.

**MINUTES:** Mark Carroll motioned to approve the March Board meeting minutes. Helene Raven seconded the motion. Minutes approved.

**TREASURER'S REPORT:** Suzanne Martin reported that we have \$343,546.72 in the General Fund; \$135,934.35 in the Special Tax Fund; for a total of \$479,481.07. Suzanne mentioned that suggested options for a reserve fund will be presented at the May Board meeting.

**BUILDING PERMITS:** Nothing to report.

**ADMINISTRATIVE REPORT:** Jean Somers reported on timeline for electronic *Sea Breeze*. We are announcing in *the Sea Breeze* that if anyone wants a hard copy, to please "opt-in" by letting Jean know. Currently, 60 residents have opted-in for a hard copy of *the Sea Breeze*. We will continue to notify residents and will launch the electronic link email with the July/August 2015 issue.

**VICE PRESIDENT'S REPORT:** Jerry Lichtenberg introduced Joanne Brew as a Co-Chair with him on the Community Center Committee. Jerry and Joanne will be investigating the best use of the facility. Joanne has spoken with the County about the Critical Area. Jim Schwallenberg mentioned that Special Tax dollars cannot be spent for any new construction; only repairs.

**SECURITY:** Discussion of thefts at the marina. Two people stole power cables at boats. We have still pictures and DNR has copies of the video. The timeframe was 3:14-3:28 am. Kathy McFadden mentioned that a neighbor had their mailbox smashed.

**BEACH:** Kathy McFadden motioned the Board approve \$5000 of Special Tax funds to complete shoreline stabilization measures at the stormwater/swale outfall in accordance with design specifications provided by Near Shore Engineering. Kathy further motions that the Board authorizes the President to execute a contract with Grass Roots, Inc. to complete the work as specified. Helene Raven seconded the motion. Vote taken – 8 in favor; 1 abstained (Steve Vanderbosch). Motion approved.

**KAYAK REQUEST:** Steve Vanderbosch mentioned that resident Bill Cone asked to launch kayaks from the beach or marina, to include his kayak club. Steve is opposed to this request. On occasion the Board has approved a one-time kayak launch, but Bill Cone would like his non-resident club to launch on multiple days from our community. Discussion. Steve will contact Bill Cone and offer a one-time annual event take place in Hillsmere.

**PIERS & HARBOR:** Steve Vanderbosch mentioned that Key School middle-schoolers came to the marina and cleaned up on Earth Day. As of yesterday, all slips are assigned. We are one month ahead of last year's timeframe for renting slips. We have 14 new slip holders and 5 residents have upgraded. The Committee went through the entire waitlist. Twenty-seven residents declined slips. Key cards have not been calibrated. Boat Park has had some turnover. Bill Anderson has filled the spots. The Boat Park is full. The sandspit driveway has potholes. Steve removed the speed hump at the gate. **Steve Vanderbosch motioned the Board approve a purchase order to Jones of Annapolis for the delivery and gate-spreading of gravel on the travel lanes and parking areas of the Sand Spit, as needed. Estimate between two and four truckloads of gravel may be needed. \$540/truckload; NTE \$2200 from Special Tax funds. Kathy McFadden seconded the motion. Vote taken – unanimously approved. Steve Vandersbosh motioned the Board approve up to \$2000 Piers & Harbor funds for the acquisition of up to 40 6' recycled rubber wheel stops with spikes for installation along the bulkhead at the marina to help prevent damage to utilities and create a safer walkway. Suzanne Martin seconded the motion. Vote taken – unanimously approved.** There was some damage to electrical outlets. Steve acquired an electrician to do repairs and the bill was \$1100. **Steve Vanderbosch motioned the Board approve \$1100 for electrical repair at the marina. Suzanne Martin seconded the motion. Vote taken – unanimously approved.** Steve is talking to Statewide Septic to install risers for manhole covers to eliminate spillage.

**POOL:** Brooke George reported that the pool opens on May 23. The bath house renovations are in the home stretch. All inspections are good and the work looks great. Continental will install the diving board. The water softener is leased; we've never been billed for the leasing. Brooke recommends we purchase a water softener. The board recommends we continue to rent the water softener for this year and re-examine next year. Brooke would like to use money previously approved for the purchase of a shed at the pool to purchase pool furniture instead. Jim Schwallenberg mentioned that the purchase of the shed was Special Tax money and Special Tax money cannot be used to purchase pool furniture. Brooke mentioned that the pool committee is advertising for residents to join the pool. There was a discussion of member cards, check-in process, and temporary member cards. A Memorandum of Understanding (MOU) was presented for Annabel Lobe. Annabel provides swim lessons at the Hillsmere pool. Annabel pays Hillsmere \$25 per hour for the use of the pool during lessons, plus pays any guest fees. Brooke was asked to update the MOU to include Annabel's insurance information.

**OLD BUSINESS:** Helene Raven motioned the Board create a special committee, composed of the Treasurer and two other Board Members, to clarify the issue of public vs. private community property. The committee can spend up to \$3000 on legal fees. The committee will prepare an article for *the Sea Breeze* with an explanation. All community rules will remain unchanged until the issue is clarified and published. Mark Carroll seconded the motion. Discussion. Motion Withdrawn.

There being no further business, the meeting adjourned at 9:08 pm.

Respectfully submitted,

Jean Somers  
Administrator