

**HSIA BOARD MEETING
THE KEY SCHOOL
August 29, 2013**

BOARD MEMBERS PRESENT: Christian Elkington, TJ Hurlburt, Ray Sullivan, Suzanne Martin, Helene Raven, Kathy McFadden (Absent: Bill Anderson, Shannon Frece, Noel Gasparin, Tracy Stanley, Perry Geib)

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Kevin Green, Wayne Martin, Mike Drucis, Jeri Singleton, Angie Carroll, Kate Penn

Christian Elkington called the meeting to order at 7:10 pm. Quorum present.

MINUTES: Minutes from the July Board meeting were approved as written.

TREASURER'S REPORT: Suzanne Martin reported that we have \$203,925.90 in the Operating Account, \$44,484.39 in Special Tax, for a total of \$248,410.29. The Pool has \$31,879 left in account for FY2014. Piers & Harbor has approximately \$46,000 left in account for FY2014. FY2015 draft budgets are due October 1. TJ Hurlburt asked what money is available in Piers & Harbor budget for FY2014. Jim Schwallenberg, Treasurer's Assistant, answered that no money is available unless borrowed against FY2015 after February 2014. TJ mentioned that at the June Board meeting, it was reported that Piers & Harbor had \$15,000 for repairs starting FY2014 (July 1, 2013). Christian Elkington and Jim Schwallenberg responded that the \$15,000 is in the budget, but no money is currently available for the repairs. Christian Elkington wanted everyone to note that the Pool has a current balance, and that is good. But the reason the Pool has a balance is because the Board decided to cancel \$15,000 in pool debt. If you deduct that from the \$31,879 current pool balance, the pool only has \$16,879 and that is the revenue received from Black Walnut Cove joining the pool.

PRESIDENT'S REPORT: Christian Elkington reported on the following:

1. Run For Shelter – Sunday, September 29, starting at Quiet Waters Park and continuing through Hillsmere. Christian will send out a community email reminding residents of the Run.
2. Big Tent – This is a good way to communicate, but is not the official communication of HSIA. Only HSIA email is the official line of communication.
3. Contract with Rental House – the contract with the renters at 119 Great Lake Drive comes due in April 2014. The rent is not enough money to do upcoming repairs. Built in 1962, there haven't been any major repairs to the rental house except roof, hot water heater, and furnace replacement. If we take the house off the market, we can finance repairs with Special Tax because it becomes HSIA office space. If we keep it on the market, we need to find money for repairs. Discussion followed.
4. Last year, we went back to following the Bylaws for the preparation of the budget. Bylaws say budgets will be presented to the community in January. We've been presenting the budget to the community in November.

5. Last year, Christian Elkington proposed pay raises for the three contractual persons contracted with HSIA. HSIA overlooked Mike Homewood, our off-duty Anne Arundel County police officer. Christian proposes a \$3.00 raise per hour for Mike. We are significantly lower than other businesses paying for Anne Arundel County off-duty police officers.

PIERS & HARBOR: TJ Hurlburt started his committee report by asking the Board what is happening with towing at the marina. The answer is that HSIA has not found a contractor yet. Towing will be implemented as soon as possible. TJ Hurlburt reported that Michael Burke is stepping down as Kayak Rack Subcommittee Chair. TJ will ask for another volunteer. The Steering Committee will modify rule 7.3 (slip holders vacating slips for a period of time). Final Occupancy Permit needs one signature. TJ reported on the following:

1. Slip rate restructuring – TJ is working with the marina committees on restructuring slip fees to make them more fairly priced. A new rate structure will be established. One rate structure is based on square footage, subtracting slip anomalies. The other rate structure is based on length of slip (does not account for width). Currently, the marina and the Sunset/Beach Drive piers have two different fee structures. This will be a revenue neutral adjustment. Some slip holders will see large increases in their slip fee, mainly on the bulkhead. Some will see a decrease. The restructuring proposal will be presented at the September Board meeting.
2. Boat Park restructuring – tabled.
3. Transition Plan for Piers & Harbor Chairperson – TJ is stepping down as Chair of Piers & Harbor. He will step down as early as October 1 and as late as Jan 1. This has been communicated to the Piers & Harbor Committee. Anyone interested should email TJ or Christian Elkington.

OLD BUSINESS: Proposed Marina Boat Slip Permit and Marina Rules changes (attached). TJ proposed the following:

1. HSIA Marina Boat Slip Permit Rev00 – As a result of the pier project, the marina committee found a hole in slip documentation. Slip holders are invoiced and may or may not sign the invoice and return. The Marina Boat Slip Permit document will be a boat slip permit, not a contract.
2. Marina Rules changes – TJ presented changes to the marina rules which are highlighted in yellow. The changes point to the Boat Slip Permit and the Boat Slip Permit points to the rules changes.
3. **TJ Hurlburt motioned the Board approve the HSIA Marina Boat Slip Permit Rev00 as distributed. Ray Sullivan seconded the motion. Discussion. Vote taken – unanimously approved (President non-voting member).**
4. **TJ Hurlburt motioned the Board approve the Marina Rules and Regulations Rev00 as presented. Kathy McFadden seconded the motion. Discussion and revisions made. TJ withdrew the motion. Kathy McFadden motioned to approve the Marina Rules and Regulations Rev00 as amended contingent upon an email vote to confirm the accuracy of the changes. Suzanne Martin seconded the motion. Vote taken – unanimously approved (President non-voting member).**

NEW BUSINESS: POOL – Mike Drucis reported that the pool had a good year. The pool has approximately \$150,000 of total repairs that could happen in the near future. Subcommittees have been formed (membership, rules, RFP for pool contract). The Pool Committee will be soliciting bids from four pool management companies to manage the pool for the 2014 season. The hope is that with a couple minor changes, the Pool Committee can compare new bids with current information. The Pool Committee discussed proposed recommendations for rate restructuring for the 2014 pool season (attached). Kate Penn, Angie Carroll and Danielle Franz worked to establish new membership categories and rates. Early collection of pool memberships with a discount incentive was discussed. This would allow the pool committee to collect revenue sooner than Come And Get It Day that is normally scheduled for February. Much discussion followed. The Board told the Pool Committee that the recommendations couldn't be discussed or considered without a proposed FY2015 budget submission.

There being no further business, the meeting adjourned at 10:10 pm.

Respectfully submitted,

Jean Somers
Administrator