

**HSIA BOARD MEETING
THE KEY SCHOOL
August 28, 2014**

BOARD MEMBERS PRESENT: Christian Elkington, Kathy McFadden, Steve Vanderbosch, Suzanne Martin, Ray Sullivan, Helene Raven, Mike Penn, Mark Carroll, Bill Anderson (Absent: TJ Hurlburt, Noel Gasparin)

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Vijay Sullivan, Suzanne Martin, Dennis Conti, Brooke George, Wayne Martin, Jeri Singleton, Sandra Anderson, James MacFetrich, Phil Jones, Linda Elkington, Kate Brew

Christian Elkington called the meeting to order at 7:05 pm. Quorum present. Please raise your hand to be recognized if you have a comment during the meeting.

MINUTES: Christian Elkington motioned that approval and discussion of minutes wait until the end of the meeting. Vote taken – unanimously approved.

TREASURER’S REPORT: Suzanne Martin reported that we have \$280,186.36 in the Operating account, \$13,292.77 in the Special Tax fund, for a total of \$293,479.13. Since July 31, the Special Tax fund is depleted until we receive our first fiscal year check from the County in November.

APPROVALS / APPEALS: None

PRESIDENT’S REPORT:

1. Christian Elkington reported that another Eagle project has been completed at the rain garden at the pool. Jason Somers added a bench, flag pole, signboard and bridge to the path through the rain garden. Jason did a spectacular job.
2. HSIA is no longer renting 119 Great Lake Drive. The official turnover from Annapolis Property Service is Sep 2. Insurance has been changed and HSIA is applying for exemption from taxes as community property.
3. We were over-budget with the publication of *the Sea Breeze* for last fiscal year. For a few years, we have wanted to move forward with electronic copy of *the Sea Breeze*. We had a block on the membership form for residents to check if they wanted an electronic copy. Christian proposes we switch that to a block that residents would check if they want a hard copy of *the Sea Breeze*. **Helene Raven motioned the Board announce in the October *Sea Breeze* a change of distribution to electronic copy and an “opt-in” option for hard copy effective with the January issue. Kathy McFadden seconded the motion. Vote taken – unanimously approved.**
4. Brooke George is recognized for gathering information that will be spoken about later in the meeting. Brooke took 30 or more hours of work off of Christian’s shoulders. Thank you Brooke.

BEACH: Christian Elkington mentioned that there is a misconception about the July General meeting where beach issues were brought to discussion. There wasn’t a quorum for the July General meeting, so no votes were taken. Instead of discussing the beach issue at the September General meeting, Christian will ask the Board to attend a special meeting in October. **Helene**

Raven motioned the Board hold a special meeting in October to discuss the beach issue contingent on scheduling space at Key School. Suzanne Martin seconded the motion.

Discussion. **Helene withdrew her motion. Helene Raven motioned the Board reconsider, after the first of the year, convening a special meeting about the status of renovations at the beach. Mark Carroll seconded the motion. Vote taken – 6 in favor; 2 opposed (Bill Anderson and Mike Penn). Motion approved.**

POOL COMMITTEE REPORT: Linda Elkington reported that August was an uneventful month except the baby pool fence collapsed. Property Management rushed to the rescue. Pool Chairs and President met with Continental about closing procedures. Continental will work with us for a smooth closing. The Pool Committee is working on getting volunteers to help with cleanup. There is an interest to reopen the issue of the diving board. The diving well is not in compliance with Maryland regulations; multiple regulations involved. Maryland and Anne Arundel County each have regulations and different grandfather clauses. HSIA will apply to the County and get a definitive answer regarding regulations on diving boards and will get closure on this subject. (Pool report attached.)

PIERS & HARBOR COMMITTEE REPORT:

1. Steve Vanderbosch reported that there is a lack of emergency plans for marina storms and pollution. Committee will move ahead to discuss plans and anticipate some rules changes.
2. Steve has purchased an oil pollution control kit and is working on an oil spill control plan. Boaters are required to use pads to prevent accidental leakage.
3. There have been complaints about dogs running loose at the marina. We need signage stating “all dogs must be on a leash”. The only place at the marina that Steve can see a dog off leash is the kayak/catamaran launching area. Christian Elkington will mention this in *the Sea Breeze*. We don’t need another sign at the marina. Jean Somers will ask Dana Billings to print the leash law in *the Sea Breeze*.
4. New gravel has been added to the parking lot. Speed humps will come soon. Thank you to the residents who helped power wash. Three slips are vacant. We exceeded budget goals. Piers & Harbor loan balance is slightly over \$200,000. Paid \$20,000 to principal of bank loan. Carry-in/carry-out trash is working well. Steve will incorporate this into the rules changes and make carry-in/carry-out trash permanent.

PROPERTY MANAGEMENT COMMITTEE REPORT: Christian Elkington and pool rep met with electrical and plumbing companies about renovations for the pool. We are not in a position yet to write an RFP. We are trying to narrow down items we want to get competitive bids for. The County ordinance on pools says that if the cost of renovation exceeds 25% of replacement cost of the entire facility, then you must meet all state and county code. There is no grandfathering. If normal maintenance is being performed, the ordinance does not apply. Before the pool opened for the season, Christian got the original permitted plans for the pool. It did not appear that we were in compliance for a diving board. The Pool Committee would like to see if a diving board could be installed. **Christian Elkington motioned the Board approve submitting a letter to the Anne Arundel County Health Department for approval of a 10-foot aluminum diving board for our pool. Ray Sullivan seconded the motion.** Discussion. HSIA originally planned for a 10-foot diving board, but a 12-foot diving board was installed instead. **Vote taken – unanimously approved.** If request is denied by the County Health Department, HSIA can file for a waiver.

WELCOME COMMITTEE REPORT: Kathy McFadden reported that we have had a big turnover of residents this summer. Kathy needs to order more bags.

OLD BUSINESS: Annapolis Neck Peninsula Federation (ANPF): The Board is deciding whether to pay membership dues to ANPF. Annual dues are \$30. **Mark Carroll motioned that HSIA join ANPF. Bill Anderson seconded the motion.** Discussion. Helene Raven questioned the purpose of ANPF. Ray Sullivan responded that ANPF follows developments on the Annapolis Neck and represents community interest through school, traffic and development. Helene requested that Ray forward to the Board copies of ANPF official minutes and information. **Until further information can be acquired, motion is withdrawn.**

NEW BUSINESS: Funding Approvals

- 1. Christian Elkington motioned the Board approve \$2500 to secure the facility at 119 Great Lake Drive with ADT burglar alarms, lock replacements and installation of phone. Kathy McFadden seconded the motion. Vote taken – unanimously approved.**
- 2. Christian Elkington motioned the Board approve replacement of a short piece of rotting wood fencing at the marina with rope and piling fencing, NTE \$2500. Helene Raven seconded the motion. Discussion. Motion withdrawn.**

MINUTES: Steve Vanderbosch motioned the Board approve the July Board meeting minutes with the following changes:

- 1. Shoreline Renovation (page 3), “railing installed on the stairs”, not seawall**
- 2. ANPF Membership (page 3), “The request for HSIA to join ANPF was deferred until the next meeting.”**

Suzanne Martin seconded the motion to approve the minutes. Vote taken – unanimously approved.

PERMIT FOR BEACH RENOVATION: Bill Anderson asked the Board to consider not signing off on the permit issued for the beach renovation. If the permit is signed off and we have an issue with erosion on the west end of the point, we would need to go through the permitting process again in order to correct the erosion. The permit can stay open for three years. Amending a permit that is not signed off will cost approximately \$2500. If the permit is signed off and closed, it will cost in excess of \$15,000. Christian Elkington will look into this and does not feel that the Beach Chair will have any issue on keeping the permit open.

There being no further business, the meeting adjourned at 9:30 pm.

Respectfully submitted,

Jean Somers
Administrator