HSIA BOARD MEETING
THE KEY SCHOOL
February 25, 2010

BOARD MEMBERS PRESENT: Bill Shuman, Noel Gasparin, Kate Penn, Bruce Walker, Bill Anderson, Phil Jones, Ray Sullivan, Tracy Stanley, Chris Elkington, Jennifer Adams

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Kevin Green, Linda Elkington, Jim Olienyk

Bill Shuman called the meeting to order at 7:17 pm

Minutes from the January Board Meeting were accepted.

TREASURER'S REPORT: Bruce Walker reported as follows.

General Fund:
1. Membership - no change -- 606
2. Building permits down 26% compared to this time last year ($85 YD vs $115 last yr thru Jan.)
3. Rental income running $1400 better than budget as we have had a continuous renter.
4. Received another $287 in January from 2007 default renter bringing 2010FY total to $1447 including interest (Received $308 in 2009FY)
5. Rental House maintenance running $2411 over budget ($4411 YTD vs annual budget of $2000) -- **need to get budget increase approval** at next General Meeting. We have an additional expense as water got into the heating oil in February.
6. Still have budget for a recognition dinner (however, remember that there was not income to cover this)

Old news:
1. Income tax was $480 over budget due to higher profit than expected on rental house last year.
2. Property tax on rental house was $1376 less than budget

Piers & Harbors:
1. Income is $3570 higher than budget despite 10 slips never being rented out. **Lost income of $7249** on the 10 slips.
2. All slips have been now assigned (way to go Bill A.) and have been invoiced for the for 2010 contracts that start April 1st)
3. Expenses running ok to budget
4. Contingency fund is eccentually back to full strength!!!!!!!!!!!! (this will help for dredging next year)

Special Tax Fund:
1. Newsletter advertisements down 18% compared to this time last year ($4950YTD vs $6030 last yr thru Jan.)
2. Income and expenses running ok to budget.

PRESIDENT'S REPORT: Bill Shuman has tickets to the South River on the Half Shell. He cannot attend. If anyone would like to go at the member price, please see him. Bill Shuman received a call from an Annapolis Roads resident that produces custom gardens. The resident wanted to see if he could take any cedar limbs that had fallen as a result of the snowstorms to use for his business. The County has already come in to clean up debris. There are still more fallen limbs so Bill will contact the resident. Bill Shuman announced that Kevin Green is now the

HSIA Environmental Chair. Tracy Stanley is now the HSIA Volunteer Committee Chair, the HSIA Bylaw Committee Chair, and the HSIA Zoning and Covenants Chair. Kate Penn mentioned that Mike Glass might be interested in the Security Chair position.

ADMINISTRATIVE: Jean Somers mentioned Come And Get It Day is this Saturday, February 27. All volunteers should arrive by 9:45 am.

PROPERTY: Bill Shuman mentioned that there was water in the oil tank at the rental house. The tank was empty of oil, but water had come in through the mushroom-capped vent that was under the snow. The pipes will be extended to 3 feet high so that this can't happen again. Bill gave keys to the storage room to Annapolis Property Services so that the room with the oil tank could be accessed when necessary. The current tenant has lost her job and wants to get out of the lease one month early. HSIA will agree to that as long as the tenant pays the March rent and agrees to let Annapolis Property Services show the house.

BUILDING PERMITS: Bill Anderson reported that we have processed two building permits to date. There is proposed construction at 638 Riverside Drive to add a second story. The owner is not changing the footprint of the house and it is within sideline setbacks. Bill Anderson showed the plans to the board. The overall height will be 30 feet. HSIA has no issue with the owner moving forward and requesting building permits.

SECURITY: Kevin Green mentioned that 2 thefts in Hillsmere were reported for December 2009; 1 theft reported for January 2010; and 2 thefts reported for February 2010.

BEACH: Kate Penn reported that ESA would be presenting a report at the March General Meeting. A beach workday is planned for Saturday, March 27 to cleanup before the Easter Egg Hunt and another beach workday is planned April for planting and gardening. There is a Beach Committee meeting on Monday, March 1 if anyone wants to attend.

PIERS & HARBOR: Nothing to report.

STORMWATER: Ray Sullivan mentioned that he has finished the Watershed Stewards Academy and will be assisting residents in Gingerville with stormwater issues. Ray presented the Harbor Drive concept plan. This would be major mitigation for stormwater management for the area including Lake Hillsmere. Ray will have handouts at Come And Get It Day on rain gardens. Chris Elkington and Kevin Green are coordinating a rain garden construction day possibly in April. Kevin Green reported that the Phipps Drive rain garden is held up due to weather. Kevin mentioned that there are posts in the ground running down the middle of the swale that need to be relocated closer to the street. Kevin will report back to the board on this issue when we get closer to this part of the project. Kevin also mentioned that permit offices are very helpful and willing to sit down with watershed stewards and communities looking to apply for permits.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan mentioned that there is a rozoning request for the area on Rt. 2 at Gingerville near the Knights of Columbus. Ray wants to see what ANPF's position is on this rezoning request.

DREDGING: Bruce Walker reported that four residents haven't sent in checks for their spur associated with the Duvall Creek dredging project. The project is slated for February 2011.

TRAFFIC: Bruce Walker reported that County snow removers damaged some curbs when clearing snow from recent snowstorms. We need to contact the County to correct the damage. We should be listing the areas that need repair.

POOL: Several board members spoke in emails about changing the wording to the approved Pool Goals/Principles document. Much discussion. **Phil Jones motioned the Board amend the second sentence of #1 of the Pool Goals/Principles as stated:**

1. **The pool belongs to HSIA representing the Hillsmere Estates community and is a community asset. We should work to make the pool as enticing, available, and affordable to as many members of the community as possible within the bounds of the other points listed here.**

Bruce Walker seconded the motion. Bill Shuman recognized Jim Olineyk from the HPA. Jim said the HPA does everything already stated in the Pool Goals/Principles and has been for years. Vote taken – unanimously approved. Bruce Walker motioned the Board approve the first sentence of #1 of the Pool Goals/Principles as stated above. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

POOL MEMBERSHIP SURVEY COMMITTEE: Bill Shuman motioned the Board create a temporary Pool Membership Survey Committee to prepare, deploy, and analyze the results of a survey to determine the market for new pool members, why residents have not joined the pool, and what changes in categories, fees, etc. would get people to join. Bill Anderson seconded the motion. Discussion followed. Chris Elkington will chair this committee. Vote taken – unanimously approved.

SCHEDULE SPECIAL MEETING: Bill Shuman would like to schedule a special meeting on Tuesday, March 9. Much discussion followed. Phil Jones suggested HSIA contact HPA to notify them that the previous lease submitted to HPA is off the table. The board agreed on the following:

1. Hold a special open meeting to discuss pool issues on Tuesday, March 16.
2. The 2nd part of this meeting will be on the beach strip.

OLD BUSINESS: Ray Sullivan decided not to file a quiet title lawsuit on the beach strip.

NEW BUSINESS: Bill Anderson walked the streets of Dove Lane, Birch Drive, and Fogle Drive on December 28, 2009.

There being no further business, the meeting adjourned at 9:35 pm.

Respectfully submitted,

Jean Somers
Administrator