

**HSIA BOARD MEETING  
THE KEY SCHOOL  
February 24, 2011**

**BOARD MEMBERS PRESENT:** Bill Shuman, Mark Jones, Bruce Walker, Bill Anderson, Tracy Stanley, Phil Jones, Christian Elkington, TJ Hurlburt, Ray Sullivan, Kate Penn

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Helen Raven, Linda Elkington, Jeri Singleton, Sherry Goodman, Josh Goodman

Bill Shuman called the meeting to order at 7:05 pm

Minutes from the January Board meeting were accepted as amended. Additions/corrections as follows: Add to the FY2012 Budget correction that the FY2012 Budget in the December *Sea Breeze* was correct. "Beach Report" – omit the words "we are ahead of schedule" and add "Christian Elkington is getting bids on installation of well and electricity."

**TREASURER'S REPORT:** Bruce Walker reported as follows.

We have \$262,631.76 in accounts. Overall, no cash flow problems projected until August.

General Fund:

1. We had no renter so did not have any income from the rental house - we have now gone 3 and 1/2 months without a renter. We owe APS \$2717 for to bring our maintenance escrow back up to a positive \$400. (We do have a new renter as of mid-February.)
2. We are also paying the electric and wastewater utilities for the rental house while vacant - driving us over budget.

Piers & Harbors: Overall looks good: Contingency fund now has \$57,013.

1. Income is 114% of plan **with 100% of slip rentals, dingy racks, canoe racks paid!!!!!!!!!!**
2. January utility bill was a whopping \$1327 because of the ice eaters. We will probably go over on utility budget again this year.

Special Tax Fund:

1. Security expenses ran higher than plan for July, August, September, October, and November so we will reduce April and May costs.

**PRESIDENT'S REPORT:** Bill Shuman mentioned our new webmaster is updating the website. She will send a link for the board to view the new site before launching. Bill Shuman introduced Josh and Sherry Goodman, representatives of the METAvivor race scheduled for April 16. Josh updated the board on the race route consisting of kayak, bike, and run. The bike race is no longer going through Quiet Waters Park. Instead, the bike race will consist of three loops around the perimeter of Hillsmere (was originally two loops). The County has approved their permit and police officers will be stationed throughout the course. Cones will be placed for a bike lane. Cones will not be placed in front of driveways. Contestant cars are parking at Key School. Kayaking starts at 8 am; biking starts approximately 8:30 am; run to follow biking; race should be finished approximately 11 am. USA Triathlon policy covers USA Triathlon athletes, race directors, employees, officials, volunteers, and sponsors while participating in sanctioned events. These are considered Class 1 insured. Any other group that falls outside these categories is considered Class 2 insured and needs to be added. Hillsmere has been added as a Class 2 insured. Christian Elkington mentioned we should advertise the route on our website. TJ Hurlburt asked about EMS coverage? Local fire stations have been alerted. Plan is to call 911 if

needed. **Bill Shuman motioned the Board approve the METAVIVOR race on April 16<sup>th</sup> contingent on receipt and review of insurance certificate. Kate Penn seconded the motion. Vote taken – unanimously approved.**

**ADMINISTRATIVE:** Jean Somers said that Come And Get It Day is scheduled for Saturday, February 26, from 10 am to 2 pm. If you are volunteering, please be there by 9:45 am.

**BUILDING PERMITS:** Bill Anderson reported that we issued 6 permits to date. There are two stop work orders. 510 Birch Drive – resident is enlarging shed to 6' x 13'9" without a County permit. County inspector is involved because the shed is in excess of County code (which is 64 sq. ft.) and is in a critical area. Bill Shuman spoke about stop work order at 625 Beach Drive. Owners and architect came to many board meetings. HSIA spent legal fees on submitted plans. The owner has gone beyond what HSIA approved. Bill feels HSIA must act. Injunction costs \$5000. HSIA needs to find out if the owner is in violation of their County permit. Christian Elkington feels that all our covenants may be thrown out by the County because we haven't enforced all past violations. **Ray Sullivan motioned the Board spend up to \$5000 to file a stop work injunction for 625 Beach Drive. Bruce Walker seconded the motion. Discussion followed.** Bill Shuman would like to have our lawyer, Mike Ragland, contact the owner's lawyer. Work has currently stopped. Bill Anderson will go to the County permit office tomorrow to see if the owner is in compliance with their County permit or to see if their permit has changed and he will get a copy of the building plans. Bill Shuman will contact the owner and the architect. HSIA's lawyer will send the owner a certified letter. **Vote taken – unanimously approved. Bill Shuman motioned that before an injunction is filed, HSIA will reach out to try and resolve this issue, but the Board will be kept informed. Chris Elkington seconded the motion. Vote taken – unanimously approved.** Ray Sullivan went to the variance meeting for 531 Lee Circle. Ray thinks the variance will be approved.

**SECURITY:** Bill Shuman will be talking to Blueguard Security about turning off their flashing light when at the marina. Blueguard should not face houses with headlights on.

**PIERS & HARBOR:** Mark Jones reported that he is getting individual estimates for bulkhead replacement. He is also getting electrical estimates to bring boxes up above the high water mark. Maquire & Sons is filling in the hole at the Beach Drive boat ramp. The ramps need a few bags of gravel. A resident rented a slip last year but never put a vessel in the slip. The resident has requested a full refund of the slip. The resident said he thought he was paying a refundable deposit for the slip. Mark has had many email communications with the resident explaining that we never take deposits for slips. The resident threatened with an attorney's letter to Mark. The letter requested ½ of the slip fee be returned. Mark responded that no money is due to this resident. If he persists, Mark will invite him to the next board meeting for an official vote. Bill Shuman is getting new signage for the marina. Please give Bill any input or suggestions. Christian Elkington requested two signs as notification of oyster recovery project at sandspit. Bill Anderson mentioned that residents have 2 years to put a vessel in their slip. We need to consider what to do about slip holders that are beyond their 2<sup>nd</sup> year. Bill also requested verification on the slip waiting list. Anyone that turns down a spot two years in a row will go to the bottom of the wait list. Board verified this is correct. Since there was a delay in delivery of boat ramp/boat park keys last year, Bill Anderson purchased 1000 key blanks and boat ramp key

and boat park keys were cut from these blanks. **Bill Shuman motioned the Board approve \$2600 for the purchase of keys and blanks for boat ramps and boat park cylinders and locks that should last three year. Bruce Walker seconded the motion. Vote taken – unanimously approved.**

**BEACH:** Kate Penn went over beach projects (not including shoreline project). Christian Elkington is getting bids for the well. Electric work – installing new lights and electric at pavilion. Playground – increased area for swingset. Discussed at Beach Committee meeting what to put under the play area/swing set area. Cannot use pea gravel. There is a lot of opposition to wood mulch or rubber mulch because it will be washed away. The County considers rubber mats and synthetic turf to be impervious even if they're pervious. Kate has asked Carl Corse to design and permit for the worse case scenario. **Kate Penn motioned the Board approve up to \$2000 for permitting the drainage and swingset at the beach. Tracy Stanley seconded the motion. Kate will get pricing on surfacing. Vote taken – unanimously approved.** Putting in one new grill at large pavilion. **Kate Penn motioned the Board approve \$800 for new grill at large pavilion. Phil Jones seconded the motion. Vote taken – unanimously approved.**

**DREDGING:** Bruce Walker reported there is no money for dredging. Everyone has permits. Delegate Herb McMillan has been speaking out about the dredging funds saying that money designated for specific funds cannot go to the general fund.

**PROPERTY:** HSIA is looking into costs from Annapolis Property Services in regards to the rental house. APS estimated \$1500 to paint, but we were charged \$2050. We were charged \$387 to move a cabinet to the ceiling. APS said we can go to 0 dollar maintenance and have renter call when maintenance is needed, or we can look into a different management company. After 1 month rent received from new renter, we can change management companies. Bill Shuman will find out what our contract says and will report to the board. Noel Gasparin is still our Property Chair.

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan reported that Chris Trumbauer, County Councilman, will be at our March General Meeting for Q&A. Revived "Save Your Annapolis Neck", steering committee to work on timeline and courses of action on issues. John Arasan, Planning & Zoning, will be speaking at the Eastport Democratic Club.

**STORMWATER/ENVIRONMENTAL:** Will have a table at Come And Get It Day. Have a volunteer for pet waste stations and for grant writing.

**BEACH STRIP:** Bruce Walker reported no final letter from the County. County Executive liaison did attend a meeting and sent a note to Bruce that we will have to go through the subdivision process. This is holding up the sale of the beach strip. Also need compliance on new law of critical area. EBV may have to carry the ball. If it takes years to subdivide, HSIA might not continue with sale.

**POOL LEASE AGREEMENT:** Christian Elkington shared concerns that the collaborative action between HSIA and HPA may not continue once a lease is signed. HSIA thought an

understanding was reached that the pool membership categories would be expanded to accommodate more residents. The Pool letter that went out to HPA members was exactly the same as last year. There is no provision in current lease for HSIA to make changes. HSIA needs to have a lease that allows HSIA the opportunity to make future changes. A clause was added that permits HSIA to address HPA rate structure. It ensures HPA will not be subject to revenue shortfall. It does not obligate HSIA to make up any bad planning shortfall. Christian Elkington wants a final lease that Bill Shuman can sign and deliver to HPA with the action to sign and accept by a certain date. If HPA declines – what is our plan? Christian does not feel that if HPA walks away, we would have a pool open this summer.

Kate Penn inquired if HSIA would take the position that HPA members not pay their dues until a lease is signed? Helen Raven was recognized and stated that a lot of people have questions and she is not planning to pay her dues until the last minute. Bill Shuman said the only way paying dues is a problem is if HPA collects dues, does not sign a lease, and refuses to give money to HSIA. Christian Elkington said HPA has no legal obligation to give money to HSIA. Bruce Walker wants to add to the lease that all members of HPA should be members of HSIA. Much discussion followed and the board went through the lease and added comments and changes. **Bill Shuman motioned the Board approve the Pool Lease as modified to be submitted to HPA and signed by the President of HSIA. Mark Jones seconded the motion. Vote taken – unanimously approved (10 in favor, 1 absent). Christian Elkington motioned that March 25 is the deadline in the letter to HPA. Mark Jones seconded the motion. Vote taken – unanimously approved.**

**OLD BUSINESS / NEW BUSINESS:** None

There being no further business, the meeting adjourned at 11:30 pm.

Respectfully submitted,

Jean Somers  
Administrator