

**HSIA BOARD MEETING
THE KEY SCHOOL
March 28, 2013**

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

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Emily Auerswald, Sandra Anderson, Danielle Franz, Matt Franz, George Miller, Kevin Green, TJ James, Gary Branham, Tom Trimmer, Jeri Singleton, Nora Lee Peters, Mary Jane Rankin, Colleen Mitchell, Linda Elkington, Phil Jones, Mike Drucis

Christian Elkington called the meeting to order at 7:05 pm. Quorum present.

MINUTES: Minutes approved with the following change:

President's Report, #1. "Provisions are in place to fund 501c3 communities."

TREASURER'S REPORT: Nancy Fulton reported that we are trending close to budget. Paid off old Piers & Harbor loan and have a new loan for the pier reconstruction. The pool is running slightly below expenses; we don't have much pool maintenance yet.

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

1. Watershed Restoration & Protection Act – can use Special Tax money to pay fees on community property. Anne Arundel County is mandated to reduce pollution factors. The County is thinking about a \$35 fee per house and a fee for non-permeable surfaces. Christian explained opportunities for Hillsmere within the Watershed Restoration Protection Act.
2. Anne Arundel County is stepping up police coverage in Hillsmere. Police will come to the May General meeting.

PIERS & HARBOR: TJ Hurlburt reported on the following:

1. Pier project – George Miller is the project manager for the pier reconstruction. The reconstruction is progressing at a very good pace with a mid-April timeline to be done. All but the decking is done. Conduit is done. Electrical and plumbing is going in. County did inspection last week. We cannot have an occupancy permit until plumbing and electrical is in.
2. We are pulling all channel markers for maintenance.
3. Come And Get It Day processing is done. The slip waiting list fee has helped reduce the number of residents on the list. Before the fee, there were over 100 people on the list. After instituting the fee, there are only 31 people on the list.
4. **TJ Hurlburt motioned the Board approve \$1200 to drive a new piling between slip #7 and #8 at the Sunset pier. Nancy Fulton seconded the motion. Discussion followed. Lerian & Bradbury can drive the new piling. Vote taken – unanimously approved.**

POOL: Mike Drucis deferred to Christian Elkington to speak about the discussion on offering pool memberships to Black Walnut Cove. Christian reported that there is opposition to the idea of offering pool memberships to Black Walnut Cove (BWC). The majority of the argument was that current pool members were aggrieved because they weren't notified first of the possible agreement with Black Walnut Cove. One pool member suggested a boycott of the pool this year. There is a very deep feeling that pool members should be the deciding factor on all pool decisions.

Christian Elkington opened discussion on Black Walnut Cove by giving a history of how this proposal came about. In January 2013, the Pool Committee met and discussed pool funding. A number of suggestions came out of the meeting, including the idea to explore pool membership with neighboring communities. The Board approved discussion to begin on this suggestion and Black Walnut Cove was chosen as an ideal community to pair with Hillsmere. It is a small community with 135 homes; children are on our swim team; and children go to Hillsmere Elementary school with our Hillsmere children.

The first meeting was before the February Board meeting but after publication of the March Sea Breeze. The President of Black Walnut Cove was to go back to the BWC community to see if there was any interest in joining our pool. The fee would be the same as a Hillsmere resident, plus a processing fee. The BWC residents would need to be members of the BWC homeowner's association. This would be an agreement between HSIA and the BWC homeowner's association.

At the March General meeting, some Hillsmere pool members made suggestions for revenue without inviting BWC to become pool members. Those suggestions were:

1. Create an initiation fee
2. Create a "sticky" membership that forces a resident to maintain membership in the Hillsmere pool.

Pool memberships are down 29% as of today. The pool is on a deferred revenue basis. **Nancy Fulton motioned the Board approve the Pool Committee to continue negotiations with Black Walnut Cove with the idea of obtaining a contract that pleases both communities. Bill Anderson seconded the motion. Discussion followed. Vote taken – unanimously approved.**

The Hillsmere Hammerhead meet schedule has Hillsmere hosting three meets in June and one championship meet (tbd). The swim team party is scheduled for Friday, July 26, from 5:30 – 7:30 pm. **Shannon Frece motioned the Board approve the Hillsmere Hammerhead meet dates and swim team party. Nancy Fulton seconded the motion. Vote taken – unanimously approved.**

BUILDING PERMITS: Bill Anderson introduced TJ James, a developer that is requesting a variance for 509 Hillsmere Drive. This is an odd shaped lot. The County approved the building permit because the County has different sideline setbacks than Hillsmere. Mr. James plans to replace the carport with a two car garage 7-8 feet from the right side property line. Plans were

presented to the Board. **Bill Anderson motioned the Board approve a variance for adjustment for sideline setbacks for 509 Hillsmere Drive. Helene Raven seconded the motion.** Discussion followed. The reason for the variance is because of the odd shaped lot and this is not new construction; it's a remodel. **Motion withdrawn. Bill Anderson motioned the Board approve a variance for 509 Hillsmere Drive because the property is an odd shaped lot and two residents would be at least 30 feet apart. Helene Raven seconded the motion. Discussion. Vote taken – 5 in favor; 3 opposed; 1 abstained (Christian Elkington). Motion approved.**

SECURITY: Matt Franz would like to have the County run a traffic study for Hillsmere, Edgemere and Beach Drives. **Christian Elkington motioned the Board approve approaching the County for the Traffic Study. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** Key School gave us a limited access phone number to contact Key if there is a Key School traffic issue.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported that the development of Quiet Waters Reserve was rejected by the Annapolis Board of Appeals. The developer has appealed this decision to the courts. Ray also asked the Board to read his article in the April Sea Breeze that mentions other Annapolis Neck development issues.

POOL FUNDING: Mike Drucis reported on the following items that need attention at the pool:

1. Three skimmers are not functioning well (\$3600 to replace three skimmers).
2. Coping by diving well needs to be reattached (\$800)
3. Lifeguard stand needs repair (\$455)
4. Diving board texture is wearing away (\$485 painting and \$320 diving board stand)
5. Pool umbrella replacement at baby pool with umbrella or sail type shad (\$2,000).

The total cost for replacement and repairs is \$7,659.49. Mike is requesting approval greater than estimated costs to have a buffer in case repairs cost more than anticipated. Mike is requesting approval to do the above repairs at NTE \$9,000.

1. **Tracy Stanley motioned the Board approve pool open house dates as follows: May 25, May 26, June 8, June 9. Nancy Fulton seconded the motion. Vote taken – unanimously approved.**
2. **Tracy Stanley motioned the Board approve the purchase of food for the Memorial Day pool party not to exceed \$600 for food and supplies for kids' activities. Helen Raven seconded the motion. Discussion. Vote taken – unanimously disapproved. Motion did not pass.**
3. **Tracy Stanley motioned the Board approve replacement of three skimmers at \$3,600.00 Helene Raven seconded the motion. Vote taken – unanimously approved.**
4. **Tracy Stanley motioned the Board approve repair of loose coping at \$800 if funds are available. Shannon Frece seconded the motion. Vote taken – unanimously approved.**

5. **Tracy Stanley motioned the Board approve repainting of diving board with textured paint, with stand \$320. Helene Raven seconded the motion. Vote taken – unanimously approved.**
6. **Tracy Stanley motioned the Board approve repair of the lifeguard stand by pool house at \$454.49. Helene Raven seconded the motion. Discussion. Vote taken – unanimously approved.**
7. **Tracy Stanley motioned the Board approve replacement of the pool umbrella with umbrella or sail type shade over the baby pool at not to exceed \$2,000. Helene Raven seconded the motion. Discussion. Christian Elkington proposes we defer this motion to the next board meeting. Vote taken on motion for pool umbrella – 1 in favor; 6 opposed. Motion did not pass.**

COMMUNICATIONS COMMITTEE: Christian Elkington had asked the Board to comment on the Communications Committee Recommendations. Only one board member commented. There will be a working group meeting scheduled to discuss the proposed recommendations. Christian will schedule the meeting and give everyone the date. Please attend if you want to comment on the recommendations.

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

Respectfully submitted,

Jean Somers
Administrator