

**HSIA BOARD MEETING  
THE KEY SCHOOL  
October 25, 2012**

**BOARD MEMBERS PRESENT:** Christian Elkington, TJ Hurlburt, Bill Anderson, Helene Raven, Ray Sullivan (absent: Noel Gasparin, Perry Geib, Shannon Frece, Mark Jones, Tracy Stanley)

**ADMINISTRATIVE STAFF:** Jean Somers, Jim Schwallenberg

**GUESTS:** Jeri Singleton, George Miller

Christian Elkington called the meeting to order at 7:15 pm. No quorum present.

**MINUTES:** Minutes from the September Board meeting were accepted as written.

**TREASURER'S REPORT:** Christian Elkington went over the Treasurer's Report. We spent everything we budgeted for in Entertainment. Security is running high, but we have burglaries again in the community, so we want to keep up with patrols. We still owe Anchor Aquatics a payment of \$11,250.

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

1. Christian had another meeting with Ken Piel, Key School, on the purchase of Dove Lane. Key School rejected anything except an outright purchase. Key thinks a nominal amount fee is appropriate because they think they have a good adverse possession case. \$10K or \$20K is the price Christian is thinking about.
2. We are looking to extend our Sandy Spring Bank loan for Piers & Harbor to finance the pier replacement project. Christian hopes to finalize the loan tomorrow.
3. "No soliciting" signs cannot be placed at the head of our community and the police cannot enforce it. However, private property owners can post their own "No soliciting" signs on their property and the police can enforce as trespassing. Christian recommends HSIA offer "No Soliciting" signs to property owners so we have uniformity throughout the community.

**SECURITY:** Christian Elkington reported that a Key School grandparent assaulted our Blueguard Security Officer after he left a ticket on his car parked at the beach without a Hillsmere sticker. The Blueguard Security Officer did not want to press charges.

**OLD BUSINESS:** Christian Elkington reported on the following:

1. To record an email vote that was taken for approval of Piers & Harbor electrical and plumbing contracts for the marina pier replacement project (attached). The vote was unanimously approved with 2 board members not voting (Mark Jones and Noel Gasparin). The plumbing contract was awarded to Heidler, Inc. at \$11,484 and the electrical contract was awarded to Tang Electric, Inc. at \$79,750. After the email vote, the contractors were notified of contract award. Contractors are not willing to sign a contract until the loan is firm.

2. HSIA is deferring the appointment of Treasurer until after the election. The intent is to appoint a new Treasurer right away after the election is held.
3. The November General meeting will be the election of officers and approval of the Special Tax budget only. The other three budgets will be presented at another time.

**PIERS & HARBOR:** TJ Hurlburt reviewed the plan for the reconstruction project.

1. TJ Hurlburt went over the 2012 Pier Project Spending Plan (attached). The loan amount we are seeking is \$230,000. This is an affordable project we can do right now and is a sustainable project. We are only looking at a 2% increase in slip fees.
2. Contingency Questions – TJ Hurlburt went over the HSIA Marina Construction Contingency Questions (attached). Not more than 21 boats will be out on the dock without access during the project. Piers & Harbor will email and postal mail those slip renters to make sure they are aware that they will not have access to their vessel. Water shut down will be the first week of November. TJ continued to go through all the Contingency Questions.

**METAVIVOR RACE:** The METAVIVOR race coordinators would like to host the METAVIVOR race in Hillsmere again this year. The date is April 13, 2013. Christian doesn't see any reason not to host it again in Hillsmere in 2013. Christian will have an email vote since no quorum is present at this meeting.

**ATTENDANCE:** Much discussion of attendance at meetings. HSIA needs to look seriously at meeting attendance. Minutes will start to reflect board members absent from meetings. This will be addressed at the next meeting.

**SPECIAL TAX BUDGET:** Christian presented the FY 2014 Special Tax Budget. It cannot be voted on at this meeting since no quorum is present.

There being no further business, the meeting adjourned at 9:05 pm.

Respectfully submitted,

Jean Somers  
Administrator