

**HSIA BOARD MEETING
THE KEY SCHOOL
September 27, 2012**

BOARD MEMBERS PRESENT: Christian Elkington, Helene Raven, Bill Anderson, Perry Geib, TJ Hurlburt, Shannon Frece

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Robert Cohn, Sandra Cohn, Chris Zarba, Marta Hansen, Phil Jones, Jeri Singleton, Dean Montgomery, George Miller

Christian Elkington called the meeting to order at 7:10 pm. Quorum present.

BUILDING PERMITS: Bill Anderson introduced Robert and Sandra Cohn, owners of 117 Indian Lane. The Cohns are requesting approval of building plans for their property. Plans are to tear down the existing house and build a new house with a garage. One corner of the garage has a 7 foot waiver on one side. The garage cannot be put anywhere else on the property. Discussion followed. Property is an odd-shaped lot and meets are requirements for approval. **Christian Elkington motioned the board approve a variance of 15-foot sideline setbacks of HSIA code for the property at 117 Indian Lane. Bill Anderson seconded the motion. Vote taken – unanimously approved.**

MINUTES: Minutes from the August Board meeting were approved as corrected:

1. Change to Property Management, 3rd line, NTE \$500 should be NTE \$2200.
2. Change to New Business, Motion #2, correct 1st sentence to say “TJ Hurlburt motioned the Board authorize encumbrance of the rental house including the pool property, to secure the Piers & Harbor loan if needed”.

TREASURER’S REPORT: Jim Schwallenberg, Treasurer’s Assistant, went over the attached Treasurer’s Report. Cash balance as of the end of July is \$183,683.55 for the Operating Account; \$34,925.42 for the Special Tax Fund; for a total of \$218,608.97. Christian Elkington said he would like a list of all entertainment requests for approval prior to the fiscal year beginning to alleviate confusion.

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

1. The Pool did really well this year. Membership increased \$10,000. Expenses were down. Some expenses were transferred from the Pool to Special Tax. \$84,000 in revenue, \$5,000 in the bank, for a total of \$89,000.
2. Christian Elkington met with Ken Piel, Key School, and some board members to discuss the purchase of Dove Lane. Three options were discussed:
 - a. Hillsmere trades Dove Lane extension for the drainage area on W. Bay View Drive.
 - b. Key School leases Dove Lane extension for 99 years.
 - c. Hillsmere sells Dove Lane extension to Key School.

Hillsmere prefers to sell the property. Christian Elkington is forming a committee to set a price for sale. Key School says they probably already own the property by adverse possession, but will not pursue that.

3. South River Federation is working on our rain gardens on October 10.
4. Political signs displayed on owners' properties must be no larger than 2' x 3' and can be displayed 60 days prior to election and no longer than 7 days after election.

BEACH COMMITTEE: Christian Elkington reported for Kate Penn that Peter Lord repaired the drainage damage sustained by Global Playground. Peter Lord did additional work. HSIA withheld the last payment to Global Playground in the amount of \$14,096. The work done by Peter Lord leaves a balance of \$1236 due. The additional work consisted of filling in behind the concrete wall and regrading and clean up of electrical installation. **Christian Elkington motioned the Board approve up to \$1500 for additional work done at the beach. Bill Anderson seconded the motion. Vote taken – unanimously approved.** Bill Anderson asked how soon will the electric be finished? Christian Elkington responded that we don't know. BGE installed everything, then came 3 days later and took everything down. HSIA has ordered two identical signs to be placed at the large pavilion for the dedication of the pavilion to P. Bruce Walker. **Shannon Frece motioned the Board approve NTE \$2700 for installation and acquisition of a specialized climber at the beach. Christian Elkington seconded the motion. Vote taken – unanimously approved.**

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

1. Each slip holder would be looking at an average of \$200 slip increase in fees. If we pay by loan, the increase is larger depending on the percentage of interest and payment plan of the loan. If we increase slips \$200, we're 30% short in dollar amount. Piers & Harbor has \$17,000 available for the project. Work will start in November.
2. Impact to the Community and access to the dock. TJ asked if we have a contractual obligation to provide access to the docks for 12 months? Questions raised – do we owe slip holders a 3-month refund? Do we have a duty to relocate boats? Christian Elkington said we should not offer a rebate to any slip holder. Many boats get pulled out for the winter. Canvass slip renters and see who will be pulling vessels out for the winter and also see who can be moved to another slip. We cannot accommodate 30 foot boats on the seawall. The goal is to move vessels by the end of October.
3. Christian Elkington suggested Piers & Harbor secure the loan and plan a sub-meeting to address the above issues.

COMMUNICATIONS COMMITTEE: Phil Jones submitted a Preliminary Communications Committee Recommendations to the HSIA Board of Directors (attached). The Committee wants to get a sense from the Board if the Committee is on the right track to proceed. Phil went through the report item by item. Discussion followed. The Board feels the Committee is on the right track.

MARINA SIGNAGE: Marina signage was discussed (attached). Christian Elkington recommends everyone comment to TJ via email with changes and suggestions. Vote will be taken by email and recorded in the October Board meeting minutes.

TREASURER REPLACEMENT: Christian Elkington mentioned that when Bruce Walker got ill, he recommended someone shadow him and he would train them on the Budget. Days later, Bruce was unable to perform that role. At that time, Christian proposed we develop a succession plan. Phil Jones is working on plans to develop a procedures manual. Christian is temporary Treasurer until the election. If one person runs, Christian will appoint them as Treasurer immediately. If two or more run for Treasurer, HSIA will ask the winner to take over in November.

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

Respectfully submitted,

Jean Somers
Administrator