HSIA BOARD MEETING
THE KEY SCHOOL
February 26, 2009

BOARD MEMBERS PRESENT: Bill Shuman, Noel Gasparin, Bruce Walker, Bill Anderson, Ray Sullivan, Jennifer Adams, Natalie Lobe, Kate Penn, Christina Friday

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Kevin Green, Colleen O'Connell Mitchell, Phil Jones, Jeri Singleton, Jennifer Cavanaugh, Paul Willey, Valerie Devaris

Bill Shuman called the meeting to order at 7:15 pm.

Minutes from the January Board Meeting were accepted as amended.

TREASURER'S REPORT: Bruce Walker reported that we have $228,855.53 in our accounts. We received a check from the County in the amount of $62,700. Bruce reported on the budget as follows:

General Fund:

1. Key School needs to make its annual donation for this year: 6 x $159.66 = $957.96
2. We paid $340 for maintenance protection plan for the rental house furnace. Since this is an annual charge, it needs to be approved by the Board as either an ongoing charge or individual approved charge each time it comes up. **Noel Gasparin motioned the board approve $340 for the maintenance protection plan for the furnace in the rental house. Bruce Walker seconded the motion. Vote taken – unanimously approved.**
3. Rental house income YTD = $6649; rental house expenses YTD = $6127

P&H:

1. As of January 31, there are 11 slips for which we have not received rent for this year and Come And Get It Day is next weekend. We need to collect this money ASAP. If the slip holders do not pay, they should not get a slip for the new upcoming contract period.
2. We have 49 occupants in the boat yard but only 46 have paid???

STF:

1. County has ~$3900 of uncollected HSIA levy (~24 homes equivalent)
2. Newsletter advertising income YTD = $6030 vs $7265 at this time last year and vs total budget plan of $8000
3. We received our dumpster reimbursement and our port-a-pottie reimbursement.

PRESIDENT'S REPORT: Bill Shuman mentioned the South River on the Halfshell event on Saturday, February 28th if anyone wants to attend. Nothing to report.

SECURITY: Kevin Green handed out copies of a security proposal from Blueguard Security Company and introduced Kevin Canavan, representing Blueguard. Kevin Canavan gave an overview of the background of the company. Kevin Green mentioned that feedback from all references was positive. Discussion and questions and answers followed. The board is looking to contract with a security company in addition to coverage provided by the Anne Arundel County police officers. Randy Southers will no longer patrol the community but will remain our beach attendant. **Kate Penn motioned the board approve a one year contract with**

Blueguard Security, Inc. starting May 1, 2009. Bruce Walker seconded the motion. Discussion. Jen Adams recommended some changes to legal wording. Kate Penn modified motion that the board approve a one-year contract with Blueguard Security, Inc. starting May 1, 2009 with recommended modifications. Christina Friday seconded the motion. Vote taken – unanimously approved.

STORMWATER MANAGEMENT: Ray Sullivan reported on a variance hearing to take place regarding property at 105 Steffey Drive. The owner is proposing construction on the site and the Stormwater Committee and neighboring residents are concerned about the impact of the proposed construction on stormwater runoff. Ray provided handouts and presented a map that was prepared by the Stormwater Committee showing stormwater runoff through Hillsmere. Chris Elkington and Ray Sullivan reported to the board their concerns of the impact made if the owner is awarded the permit. The following was discussed:

1. **Ray Sullivan motioned the board to approve a Resolution (attached) opposing development of this critical area and resolving Ray Sullivan to represent the community on all hearings in regard to the variance at 105 Steffey Drive. Natalie Lobe seconded the motion. Discussion followed. Vote taken – unanimously approved.**
2. **Kate Penn motioned the board approve Ray Sullivan to represent HSIA at the variance hearing of 105 Steffey Drive and present HSIA's resolution. Christina Friday seconded. Vote taken – unanimously approved.**
3. Carl Corse, Hillsmere resident and engineer, is completing an engineering hydrologic and hydraulics analysis. **Ray Sullivan motioned the board pay $1900 to Carl Corse for this study. Christina Friday seconded the motion. Vote taken – unanimously approved.**

ADMINISTRATIVE: Jean Somers reported that Dumpster Days are scheduled for April 24-26 this year. Because of Dumpster Days, she would like to change the yard sale at the beach from Saturday, April 25 to Saturday, May 2. The change is to free up the beach for the placement of the dumpsters in case the ground is too wet at the pool property. The Hillsmere Historian, Julie Crudele, began to look at old records kept in the basement of the rental house. Come And Get It Day is scheduled for Saturday, February 28, 10 am to 2 pm.

PIERS & HARBOR: Nothing to report.

PROPERTY: Nothing to report.

DUVALL CREEK DREDGING: Bruce Walker reported that funds are frozen for dredging. Anne Arundel County Restoration Association is still pushing to have dredging done. Bruce sent an email to the board regarding this issue.

POOL LEASE RENEWAL: Kate Penn reported on the draft pool lease revisions (copy attached). The Pool Committee recommends this come to the general membership at the March General Meeting. The community needs to authorize the board to enter into a lease agreement with the Hillsmere Pool Association. After discussion, it was decided that March is too premature to have this issue go to vote. The March meeting will be an educational session with a list of pros and cons with no vote taken. Tabled discussion to next board meeting.

BEACH: Kate Penn presented bid comparisons for the shoreline study (copies attached). Kate went over comparison costs. Discussion followed. **Kate Penn motioned the board enter into a contract with ESA for a shoreline study at the price of $15,200 subject to modifications of terms and conditions by our attorney. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

OLD BUSINESS: None

NEW BUSINESS: Bill Anderson walked the uncut portion of Dove Lane, Birch Drive, and Fogle Drive to inspect HSIA property. Bill Anderson submitted his contract for services for 2009**. Noel motioned the board approve Bill Anderson's Property Maintenance Bid for 2009. Bruce Walker seconded the motion. Vote taken – unanimously approved with Bill Anderson abstaining.**

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

Respectfully submitted,

Jean Somers
Administrator