

**HSIA BOARD MEETING  
THE KEY SCHOOL  
May 25, 2006**

**BOARD MEMBERS PRESENT:** Bill Shuman, Noel Gasparin, Laura Bertran, Kevin Holmboe, Bruce Walker, Bill Anderson, Natalie Lobe, Kate Penn

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

**GUESTS:** Tom Anton, Jean Bates, Robert Bates

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

Minutes from the April Board Meeting were distributed and approved as amended.

**TREASURER'S REPORT:** Bruce Walker reported that we have a total of \$308,261.86 in all three accounts. All categories are under budget. We are repaying six people \$1000 from the list of residents that upfronted money for the marina expansion. We still have a check from ANPF that was never cashed. An additional \$125 has been collected for the family that had a housefire. A check will be written.

**PRESIDENT'S REPORT:** Bill Shuman reported that there is nothing new on the Beach Strip lawsuit. Several people have come forward to say they walked the strip. There was a meeting at Georgetown East Elementary School with City representatives regarding the City's plan for the Bay Ridge shopping plaza. It was a well attended meeting. Another meeting is scheduled for June 13 at 7:00 pm at the School.

**ADMINISTRATIVE:** Jean Somers reported that there are approximately 550 members to date.

**PIERS & HARBORS:** Laura Bertran reported full compliance from slip holders on documentation required by HSIA. Laura is almost done with moves and upgrades. The waiting list is also being updated. Five slips will be available after slip reassignments are completed. We are ahead of previous years on collecting Piers & Harbors fees. Bill Anderson also reported that boat park fees and dinghy rack fees are up to date.

Tom Anton reported that water is on at the marina and the pumpout is on. Tom would like to purchase a bulletin board for the marina with a glass front to announce meetings, etc. Size would be 24" x 36". Estimated cost is \$335.00. Kevin Holmboe suggested making the bulletin board larger. Kevin said he would check with Brendon Brandon of Designs and Signs to get a quote. Tom Anton can get Bill Shuman's approval to move forward with this project.

Tom Anton would also like to purchase a dock cart for the marina. West Marine's price is \$250.95. The cart will be locked and the lock will only open with a marina gate key.

**PROPERTY:** Noel Gasparin has two estimates for replacing windows at the rental house and is waiting for a third estimate. **Noel mentioned that the Board approve up to \$5500 to have the windows replaced by the end of June. Laura Bertran seconded. Unanimous.** The grass cutting is going well. The contractor is Stewart Landscaping. Noel will talk with the supervisor regarding some beach issues. Noel is walking the grounds with the supervisor next week.

**SECURITY:** The beach attendant is working on weekends and holidays as a sub-contractor using a 1099. The attendant is starting this weekend and will monitor the beach and the sandspit.

**BEACH:** Kate Penn reported the pavilion roof is done. Some tubes on the playground have cracks. Kate met with a representative from Berk and will get a price for replacement tubes. Kate is also looking into replacing the benches at the beach with a pvc coated steel bench with punched holds. The benches have a 15 year warranty. Five benches would cost \$1750 plus installation. **Kate mentioned that the Board approve the purchase of the metal benches up to \$2000. Laura Bertran seconded. Unanimous. Kate also motioned to spend up to \$2000 for removal and installation of the benches. Laura Bertran seconded. Unanimous.** Discussion followed on the lowering of the nettle net. The nettles are coming in sooner due to the lack of rain. **Kate Penn motioned that the Board give Bill Anderson permission to lower the nettle net at the beach swim area. Kevin Holmboe seconded. Unanimous.**

**SURVEY:** Bruce Walker reported that the data base is not corrected yet. Bruce will write an article for the June Sea Breeze to begin to give the residents feedback.

#### **BUILDING PERMITS:**

Bill Anderson asked the board to consider a variance at 531 Lee Circle. The residents have modified their building plans to be 12 feet instead of the required 15 feet on the left side. They are building over a pre-existing foundation and have been working on this issue with Bill Anderson for over a year. Discussion followed. **Bill Anderson motioned that the Board approve a variance for the side of the house facing toward 533 Lee Circle for a 14 foot sideline setback conforming to the pre-existing foundation and qualifying the resident to build within the 100 foot buffer zone. Bruce Walker seconded. Unanimous. Bill Anderson motioned to approve a 12 foot sideline setback on the side of the house facing 529 Lee Circle. Laura Bertran seconded. Vote taken – 4 approved, 4 against. Motion did not pass.**

Bill Anderson reported on a redesign of a house at 614 Tayman Drive. Bill has stopped everything in violation of covenants. On the south side of the house, the existing front corner is 14 feet from the property line. The resident proposed to extend the deck with a shower to 7 feet from the property line. The resident is moving the shower to the other side of the house. There is no egress from the basement. The resident is proposing a window well with full window to exit in case of fire, enlarging the window well and extending into the 15 foot sideline setback. No ruling from the board is needed because this qualifies as a retaining wall.

**“LET’S TALK”** – Natalie Lobe reported on the results from two meetings. It was an extremely thoughtful and cohesive group. The main issues discussed were several ways to build downtown Annapolis; keeping density low in the suburbs; and ways to improve affordable housing.

**OLD BUSINESS:** Bill Shuman motioned amending the HSIA Standards for Determining the Height of Buildings and Issuing of Permits, from:

**“GRADE PLANE:** A reference plane representing the average of finished ground level adjoining the building at the exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points between the building and a point 6 feet from the building.”

**To:** “GRADE PLANE: A reference plane representing the average of the natural ground level adjoining the building at the exterior walls.”

Also, add the words “Some definitions have been amended by the HSIA Board of Directors”.

**Kate Penn seconded. Discussion followed. Vote taken - Unanimous**

**NEW BUSINESS:** Kate Penn recommended residents seek preliminary approval before obtaining an Anne Arundel County building permit while in the planning stages of construction. **Kate Penn motioned where a variance of the HSIA covenant may be needed, an owner may seek a conditional preliminary approval prior to Anne Arundel County permitting. Laura Bertran seconded. Unanimous.**

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

Respectfully submitted,

Jean Somers  
Administrator