HSIA BOARD MEETING
THE KEY SCHOOL
September 24, 2009

BOARD MEMBERS PRESENT: Bill Shuman, Noel Gasparin, Natalie Lobe, Kevin Green, Mark Jones, Ray Sullivan, Kate Penn

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Bob O'Dell, Lynn O'Dell, Jeri Singleton, Christian Elkington, Linda Elkington, Phil Jones, Kevin Kelly

Bill Shuman called the meeting to order at 7:10 pm

Minutes from the August Board Meeting were accepted.

TREASURER'S REPORT: Bruce Walker was not present but submitted the following report.
General Fund:
1. The expenses for the ceiling fan and the door deadbolts came in finally for the rental house. The $800 should have come in last fiscal year in June when we had budget for it and it would have reduced our income tax by about $300.
2. Income tax came in $480 over budget.
3. No grass cutting bills have come in for July or August or Sept mtd.

Piers & Harbors:
1. Income has met the full year's budget plan despite the fact that there have been 9 open unassigned slips since April 1. One slip holder has not paid as yet.
2. No grass cutting bills have come in for July or August or Sept mtd.

Special Tax Fund:
1. We passed our 2009FY Audit with flying colors.
2. Security is running under budget plan.
3. No grass cutting bills have come in for July or August or Sept mtd.

PRESIDENT'S REPORT: Bill Shuman reported that there was confusion with the September *Sea Breeze* articles and the President's Comments were omitted. The Beach Strip article was put in as the President's Report. Bill sent out a community email with the President's Report. Recycling went up for our area by 12%.

BUILDING PERMITS: Bob and Lynn O'Dell presented plans to renovate and upgrade 545 Beach Drive. Any request over 25 feet high needs to be presented to the board. Bob presented drawings and plans to add another floor to his home, an attic area with dormers. Much discussion followed. The board was not prepared to render a decision because they want more time to discuss the details of this plan. The Board will try to have a decision for the O'Dell's before the next board meeting.

ESA REPRESENTATIVE: Kate Penn introduced Kevin Kelly from ESA. ESA is retained to look at the community beach and provide guidance for shoreline protection. Kevin discussed analysis done by ESA to date. ESA can continue to collect date or can now go to design phase.

Kate Penn recommends Kevin Kelly come to the January General meeting as an introduction to the study analysis that ESA is conducting.

ADMINISTRATIVE: Nothing to report.

PROPERTY: Noel Gasparin reported that we are in the last cuts from Stewart Lawn & Landscape. There are no major issues with this company. Noel would like to extend their contract. **Noel Gasparin motioned the Board extend the contract with Stewart Lawn & Landscape for two years at the same price. Kevin Green seconded the motion. Vote taken – unanimously approved.**

SECURITY: Nothing to report.

BEACH: Kate Penn motioned the Board approve up to $1000 for Annapolis Diving to wrap the nettle net. Ray Sullivan seconded the motion. Vote taken – unanimously approved. There was a miscommunication with Grass Roots, our contractor for the beach parking lot. More was done on a soil amendment than approved. Changes to grade were directed by the contractor, not approved by HSIA. The total cost of the change was $5800. Grass Roots took off $2000 for a total of $3800. HSIA approved the change order for $1500. The balance due is $2300. This was an honest miscommunication. To offset the cost, Kate is proposing the rain garden work be done by volunteers. Kate Penn mentioned that Bruce Walker said there is money available to continue the planting of rain gardens with Grass Roots. **Kate Penn motioned the Board approve up to an additional $2500 for Grass Roots grading work. Noel Gasparin seconded the motion. Vote taken – unanimously approved.**

PIERS & HARBOR: Mark Jones reported that he has contacted the marina gate contractor to get a backup battery for the electronic gate. Mark is going to talk to the electrician about electrical issues at the marina. There are slips available. Residents on the slip waiting list are not returning phone calls. Trying to rent 10 slips. Not getting responses.

STORMWATER: Nothing to report

ANPF: Nothing to report.

GDP MOTION: Ray Sullivan motioned the Hillsmere Shores Improvement Association supports and endorses the amendment to Bill No. 64-09, introduced by Mr. Cohen, that designates the tract known as the Samaras property for future commercial use in its entirety to facilitate redevelopment of a local commercial center. Natalie Lobe seconded the motion. Vote taken – 6 approved, 1 abstained. Motion passed.

BEACH STRIP MOTION: Bill Shuman motioned HSIA hereby establishes the goal of restoring the beach between the current community beach and the sand spit. HSIA believes that this would stabilize the shoreline, be environmentally beneficial, and restore a beautiful and valuable asset to be enjoyed by all community residents. Therefore, the HSIA Board of Directors approves the following:

1. **No permit for improvements or other construction on HSIA owned property, including the land under the water as described in the 1736 land patent, will be**

approved unless the homeowner specifically acknowledges that it seeks permission to build on HSIA land, and that no claim of adverse possession or prescription is or will be made.

2. No permits will be granted under Covenant Paragraph 9 in the area of East Bay View Drive unless the work is consistent with the HSIA's goal of restoring the beach between the current community beach and the sand spit, and the homeowner acknowledges that HSIA owns the right to restore the beach for the benefit of the community and that any restored beach will be owned by HSIA. Natalie Lobe seconded the motion. Discussion followed. Vote taken – unanimously approved.

OLD BUSINESS: Kevin Green reported that the South River Federation got a grant for the stormwater project at Phipps and Great Lake Drives. HSIA committed $5K to the project that will begin in October.

NEW BUSINESS:

1. FISHING CREEK FARM: Kevin Green reported that a contractor for Fishing Creek Farm contacted him and wants to use our parking lot at the marina to transfer approximately 350 tons of sand onto a barge. This sand will then be transported from the parking lot to the installation site in Cherry Tree Cove off Fishing Creek. Kevin has asked the community to get in touch with HSIA. Right now, we're only hearing from the contractor.

2. Winter Slip: Mark Jones reported that a non-Hillsmere resident would like to have a winter slip. If it does not displace a Hillsmere resident from having a winter slip, should we offer a winter slip to a non-Hillsmere resident? Answer – it's illegal because we would be making the marina a commercial marina.

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

Respectfully submitted,

Jean Somers
Administrator