

**HSIA BOARD MEETING
THE KEY SCHOOL
January 26, 2017**

BOARD MEMBERS PRESENT: Mike Penn, Lori Nichols-Hogbin, Gene Gross, Steve Vanderbosch, Brooke George, Lindsay Abruzzo, Jerry Lichtenberg, Amy Donovan, Ray Sullivan, Paul Barnes, Noel Gasparin

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg, Kellyann Pavkov

GUESTS: Jeri Singleton, Bruce Vogt, Karen Jennings (AA County WPRP), Kevin Green, Jane Ruemke, Phil Jones, Helene Raven, Sandra Anderson, Marc Morlock, Neil Bergsman, Vijay Ramraj

Mike Penn called the meeting to order at 7:04 pm. Quorum present.

MINUTES: Steve Vanderbosch moved to approve the December Board meeting minutes. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

TREASURER'S REPORT: Gene Gross reported that we have \$398,732.41 in the Operating Account, \$210,049.17 in the Special Tax Account, for a total of \$608,781.58. **Gene Gross moved the Board approve the FY2018 Special Tax budget that has been presented to the community and has been submitted to the County. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** Gene Gross discussed the FY2017 Special Tax budget (attached). Gene wanted everyone to be aware of dollars available until the end of this fiscal year after considering ordinary and allocated expenses (approximately \$61,000). Gene Gross discussed 2017 contracts for lawn maintenance. HSIA has received a bid from Tommy Grierson (Price Cutters) for 2017 lawn maintenance. Discussion of a property manager to handle lawn maintenance, tree trimming, and general community repairs and maintenance. It is the consensus of the Board to look into a Property Management Company. **Gene Gross moved the Board approve Price Cutters to provide lawn maintenance on a month-to-month basis for 2017. Brooke George seconded the motion. Vote taken – unanimously approved.**

ADMINISTRATIVE REPORT: Jean Somers mentioned that Come And Get It is scheduled for Saturday, February 25, from 10 am to 2 pm at Key School the Barn. Please let Jean know if you can help because she will have name tags available for volunteers. Jean also discussed the METAvivor race. METAvivor is a triathlon race, kayak, foot and bike race. The Race organizers would like to have the race in Hillsmere, as in previous years. There are two Hillsmere residents that will sponsor the race. METAvivor will arrive about 5:30 am. They will set up at the beach and pavilion and will be cleaned up and gone by 1 pm. The Board agreed to allow METAvivor to have the race in Hillsmere. An April or May timeframe is okay.

SECRETARY'S REPORT: Lori Nichols-Hobgin, newly appointed Secretary, spoke about communication between Board members. Lori said we are all a team, and Lori wanted to

remind the Board about the policy that Kathy McFadden, prior HSIA Secretary, put in place regarding Board-Only email etiquette, as follows:

HSIA Board-Only Email Etiquette:

In order to maintain a respectful, professional and civil relationship between board members in all matters of HSIA business, the following rules will be followed:

- **All board emails, unless otherwise specified, will remain among the board members.**
- **There will be no arguing or disrespectful language in board emails.**
- **When sending an email to the board that includes a third party, (someone that is not listed in the board-only email distribution) please announce the third party in your email.**
- **Once a third party has been removed from an email thread, please do not re-add them back to the thread at a later time.**
- **The President has the authority to enforce the rules.**

PRESIDENT'S REPORT: Mike Penn welcomed Lori Nichols-Hogbin as the new HSIA Secretary. Mike announced that if you have something to send out to the community, Lori can approve it. Mike is asking the Board to approve Paul Barnes as a new board member to fill the vacancy left by Lori Nichols-Hogbin. **Amy Donovan moved the Board approve Paul Barnes' appointment as Board member replacing Lori Nichols-Hogbin. Lindsay Abruzzo seconded the motion. Vote taken – unanimously approved.** There was discussion about the Letter to the Editor submitted to The Capital by Tom Schwallenberg. Mike Penn feels that everybody that volunteers puts an enormous amount of effort and time into what they do for our community. Mike feels it is a shame that a small minority feels they have the right to take from their neighbors the opportunity to make an objective decision about the community center. All Board meeting minutes are available online and contradict the points made in the Letter to the Editor. Unacceptable behavior will not be tolerated while Mike is President. Steve Vanderbosch mentioned that he was pleased that the Board collectively wrote a response to discredit the "fake news". Jean Somers mentioned that it would be very helpful if someone from the Community Center Committee could be at general meetings.

ENVIRONMENTAL: Kevin Green introduced Karen Jennings from the County to speak about the review process for the stormwater management project at the pool property. Karen discussed the stormwater management plan for the area, to include the possible community center. Questions, answers, discussion continued. The Board asked if the County could flag the area so that Board members could go to the pool property and visually see where the stormwater management would be placed. Karen agreed and Kevin Green will notify the Board when the area is flagged.

POOL: Brooke George reported that each year, we budget some money to purchase new furniture for the pool. **Brooke George moved the Board approve NTE \$3,000 for new pool furniture to replace unusable items. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** Brooke discussed the possibility of purchasing some playground

equipment for outside the pool fence. The purchase could be coordinated with new beach playground equipment that Marilyn Carpenter would like to purchase. **Brooke George moved the board approve NTE \$5,000 for purchase and installation of 5 KOMPAN spinner bowls in field outside of pool, installation included by Precision Playground. Lindsay Abruzzo seconded the motion. Discussion.** Gene Gross spoke about current Special Tax dollars to be spent for the rest of FY2017. Gene feels that the Special Tax money would be better spent on the drainage issue and new walkway at the beach. Gene would like to wait on the purchase of playground equipment until we have a better idea of the funding needed for the drainage area and the walkway at the beach. The Board agreed. **Motion withdrawn.**

BEACH: Jeri Singleton reported for Marilyn Carpenter that a new resident, Holly Garcia, is opening the beach gate every morning. Marilyn is pursuing another playground installer for the rock climbing equipment. (This equipment is now on hold until we have an understanding of funds needed for the drainage issue and the walkway). The shower area fasteners and boards have been replaced. Painting has been done and non-slip paint has been applied to baseboards. Jeri is looking for boulders for the shower area so that you can sit and wash off. Shrubs will be placed in the spring. There was vandalism at the beach in January. The supports for the picnic table seats were removed and tossed around. The trash can for ashes was smashed. A cone was destroyed. The bridge amid the rain garden was sawed and chiseled. Several slats for the port-a-potty were damaged and broken. The Beach Committee is currently soliciting bids from 3 contractors to address the drainage issues as well as restoring the pathway between the footbridge and the Foot Wash Station. The Committee hopes to have proposals ready for review at the February Board Meeting with work commencing in March. The bids should include multiple options for addressing the drainage issue as well as the style of pathway to be constructed so as to give the Board plenty of information.

PIERS & HARBOR: Steve Vanderbosch reported that he and Marilyn Carpenter are going to get estimates for security cameras for the marina and the beach. Discussion. Will this be cost effective with the minor vandalism that occurs? Steve Vanderbosch made the following motions:

1. **Steve Vanderbosch moved the Board adopt proposed changes to the Boat Park Rules & Regulations pertaining to required documentation (current MD {or USCG} registrations for trailers and boats), providing lock keys or combinations upon request, and consequences of repeated standing water problems. Jerry Lichtenberg seconded the motion. Vote taken – 8 in favor; 2 abstained (Brooke George and Lindsay Abruzzo)**
2. **Steve Vanderbosch moved the Board approve the following change to the Marina Regulations:**
 1. **5.3.1 Slip holders may receive a discount, if any, set annually by the HSIA Board, if fees are paid in full, with all required documentation, within 15 days of the date of the invoice.**
 - 5.3.2 **Slips holders may be subject to a late payment penalty, if any, set annually by**

the HSIA Board, if fees are not paid in full by March 1, or other payment terms have not been arranged with the Chairperson of Piers & Harbors.

2. Approving a \$50 Late Payment Penalty for 2017 for slip fees not paid in full by March 1.

Lori Nichols-Hogbin seconded the motion. Vote taken – unanimously approved.

3. Steve Vanderbosch moved the Board approve NTE \$5,000 for purchase of a telescoping aluminum flagpole and “down light” for the marina (see attached motion request for details). Brooke George seconded the motion. Vote taken – unanimously approved.

OLD BUSINESS: Brooke George would like to see the Security Chair attend Board meetings. Should we add residents to the Security Committee so the Chair has help?

NEW BUSINESS: Ray Sullivan mentioned that a sediment threshold is being set for the South River. MDE is hosting an event Wednesday, February 1, at the Edgewater Library to get public input on this issue. Sediment is the number one pollutant for the South River.

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

Respectfully submitted,

Jean Somers
Administrator