

**HSIA GENERAL MEETING  
THE KEY SCHOOL  
July 12, 2018**

**BOARD MEMBERS PRESENT:** Michael J. Waters, Mike Wurst, Gene Gross, Steve Vanderbosch, Marilyn Carpenter, Teresa Sutherland, Ray Sullivan, Brian Gallagher, David Miles, Robin Eilenberg

**ADMINISTRATIVE STAFF:** Jean Somers, Kellyann Pavkov

**GUESTS:** Willie Basil, Thomas Schwallenberg, Phil Jones, Claire Corcoran, Sandra Anderson, Jeri Singleton, Rick Elliott, Karen Elliott

Mike Waters called the meeting to order at 7:05 pm. No quorum present.

**MINUTES:** Two changes made to the May General Meeting minutes, as follows:

1. Treasurer's Report, 2<sup>nd</sup> sentence, change to "Most Special Tax disbursements have been received from the County."
2. Piers & Harbor, last sentence, change to "The County requires a special exception permit for this work."

No quorum present, so approval of minutes will take place at the September General meeting.

**PRESIDENT'S REPORT:** Mike Waters reported that Noel Gasparin has stepped down as Property Manager. Brian Gallagher has joined the Board, taking Mike Waters' spot when Mike was appointed HSIA President. Claire Corcoran is our new Zoning & Covenants Committee Chair. The May General meeting had quite a discussion about playground equipment at the beach. The Board has approved the equipment NTE \$20,000. The unit is 9.5', not 12.5' as originally presented. The accent color is green, which will be a more neutral color. The playground equipment will be placed on the sandy area near the large swing set.

**TREASURER'S REPORT:** Gene Gross reported that we have \$588,162.76 in the Operating Account, \$306,055.56 in the Special Tax Fund, for a total of \$894,218.32 as of May 31, 2018. We've closed out the year as of June 30, 2018. We are in the process of working on a proposed FY20 budget. Gene Gross went over the budget process and timeline.

**SECRETARY:** Mike Wurst reported that as Chair of the Communications Committee, he wanted to mention that there are a lot of houses for sale and a lot of new residents moving in. Please welcome them and encourage them to get involved with our community.

**ENVIRONMENTAL:** Kevin Green – nothing to report.

**NOMINATING:** Mike Waters stated that Kate Brew has agreed to be Nominating Chair again this year.

**PERMITS:** Dave Miles reported that we have issued 12 Building Permits so far this year. There is a resident on Green Spring Drive that would like to build an antenna for a ham radio. The County has a formula for antenna heights. HSIA has height restrictions. An HSIA permit has not been granted yet. Dave Miles also reported that approved Building Permits are online and reported in the Sea Breeze. If you see work being done and it's not on the list, please let us know.

**ADMINISTRATIVE:** Jean Somers reported that the 1<sup>st</sup> Happy Hour of the season was successful, with a new group of volunteers taking charge. The July 4<sup>th</sup> Bicycle Parade and Firework watching was

also successful. The next Happy Hour is tomorrow, July 13, at the beach. The deadline to join the pool was July 1. Residents are still requesting stickers and boat ramp keys.

**BEACH:** Marilyn Carpenter reported that we applied for a permit for the Spacenet playground equipment for the beach and we also applied for a permit for bordering of the small playground. Because the beach is in the critical area, we need to apply for a variance for the projects, but variance requests for both projects can be combined. There has been more vandalism at the beach. We're looking into cameras for additional security. Gravel has been replaced on the beach parking lot. There is erosion at the protected swim area. Sandy Anderson and Jeri Singleton are talking to contractors to see what can be done about the erosion. The cement steps at the protected swim area are slippery. Please be careful. There will be a Beach Committee meeting on July 23 at 6:30 pm at the beach.

**PIERS & HARBOR:** Steve Vanderbosch reported on routine maintenance at the marina to include new piling caps, light fixtures and repaired sensors. 2 ½ loads of gravel have been delivered to the marina parking lot and we fixed the drainage ditch. We are investigating the expense of electrical upgrades and are looking into replacing shore power pedestals. The fire system was tested and passed. We are proceeding with the Sunset boat ramp special exception permit. The boat lift project is on hold until we figure out the electrical system. The biggest complaint at the marina is not enough parking. We've shifted the piers & harbor loan by paying off Sandy Spring Bank and took a loan through HSIA. We have a positive cash balance of \$80,000 at the end of the fiscal year. Our revenue is on target and we've kept expenses down.

**ZONING:** Claire Corcoran introduced herself and said that her concerns for Hillsmere are maintaining quality of life and property values. We have some serious zoning issues in the neighborhood. Claire spoke about the sober house on Huse Drive. Claire had a meeting on Tuesday with residents from Huse Drive. More discussion followed.

**NEW / OLD BUSINESS:** None

**ANNOUNCEMENTS, COMMENTS, DISCUSSIONS, AND OTHER BUSINESS:**

- Discussion of enforcement of our Covenants.
- Sandy Anderson reported street lights out to the County.
- Discussion of security cameras at the entrance to Hillsmere
- Discussion of Capital Projects

There being no further business, the meeting adjourned at 8:50 pm.

Respectfully submitted,

Jean Somers  
Administrator