

**HSIA BOARD MEETING
THE KEY SCHOOL
December 20, 2018**

BOARD MEMBERS PRESENT: Michael J. Waters, Gene Gross, Marilyn Carpenter, Mike Wurst, Teresa Sutherland, David Miles, Steve Vanderbosch, Claire Corcoran, Ray Sullivan (Absent: Brian Gallagher, Robin Clark Eilenberg)

ADMINISTRATIVE STAFF: Jean Somers, Jim Schwallenberg

GUESTS: Tom Schwallenberg, Sandra Anderson, Phil Jones, Kevin Green, Barbara Gross

Mike Waters introduced Lyn Barry, AA County Department of Public Works Customer Relations. Lynn passed out County brochures with emergency numbers and brochures to help residents with water issues. Mike Waters introduced Erik Terry, AA County Traffic Engineer. Discussion followed of traffic issues in Hillsmere, to include the blind curve on north bound Hillsmere Drive near Duvall Lane, pedestrian safety on Hillsmere Drive south of the bicycle paths, high speed traffic the full length of Hillsmere Drive, periodic lengthy queues at the intersection of Hillsmere Drive and Forest Drive, and drivers mistaking Duvall Lane for the continuation of Hillsmere Drive. Mike Waters will compile a list of these and other issues to pass onto Erik after the first of year.

Mike Waters called the meeting to order at 7:37 pm. Quorum present. Mike Waters asked if there were any changes to the proposed Agenda.

MINUTES: Marilyn Carpenter moved the Board approve the November Board meeting minutes as presented. Dave Miles seconded the motion. Vote taken –7 approved (Mike Wurst, Teresa Sutherland, Ray Sullivan, Dave Miles, Claire Corcoran, Marilyn Carpenter, Gene Gross); 1 abstained (Steve Vanderbosch); motion passed.

TREASURER'S REPORT: Gene Gross reported that we have \$532,476.25 in the Operating Account; \$190,927.21 in the Special Tax Account; for a total of \$723,403.46 as of November 30, 2018. Gene reported that the Special Tax Budget previously approved by the Board and presented to the community was for \$497,757. After receiving actual revenue funds available from the county along with an increase of three taxable lots and recalculating the Fund balance as of 6/30/2018 to account for accumulated Funds for Future Use from prior years, the new Budget Total is \$592,400. There are no changes in expenditures; the increased amount is to account for the recalculation of the Funds for Future Use which is now \$174,643 rather than \$80,000 as previously stated. The per lot assessment will remain at \$249 and there are no changes to the expenditures that were presented to the community at the November General Meeting. Discussion followed. **Gene Gross moved the Board accept the new budget total of \$592,400. Ray Sullivan seconded the motion. Vote taken – unanimously approved.** Discussion of execution of notice to the community. Property owners have received the proposed FY2020 budget. We will print the newly adopted budget in the January/February Sea Breeze and Gene Gross will mention it at the January General meeting.

SECRETARY'S REPORT: Mike Wurst reminded everyone that if you need a community email sent at the last minute, please copy Jean Somers and Mike Wurst on the email request to Kellyann. Jean can send out community emails and Mike Wurst will get trained to do so also.

ADMINISTRATIVE REPORT: Jean Somers reported that Santa's Run was a success. Come And Get It Day is scheduled for Saturday, February 9, from 10 am to 2 pm. Jean will be working on piers & harbor invoicing over the Christmas holiday. Jean requested everyone look at the current HSIA Membership form and let her know of any changes that need to be made. Teresa Sutherland mentioned that our Bylaws call for individual memberships and our Membership form states "Household Membership". Discussion followed and changes were made to the Membership form. Jean will update the HSIA Roster soon. Please remember that the HSIA Roster is "for official use only". Kellyann is semi-settled and up-and-running for the HSIA website, communications and the Sea Breeze.

OLD BUSINESS: Mike Waters reported that no action has been taken on attorney selection regarding the antenna situation on Green Spring Drive. Action pending by David Miles, Brian Gallagher, and Mike Waters. The Grass Roots playground equipment installation is pending finalizing agreement by Mike Waters.

PERMITS: Dave Miles reported that a letter has been sent to the resident wishing to construct the antenna on Green Spring Drive. The HSIA Building Permit is on hold until the County hearing is completed, which is scheduled for May.

SECURITY: Claire Corcoran is the new Security Chair. Sandy Anderson and Matt Franz are on the Committee. Claire intends to take a broader look at our security needs and our ways for deterrence. Claire has not spoken with Mike Homewood. Mike is a Hillsmere resident and Anne Arundel County police officer and we pay Mike to patrol our community at night in an off-duty capacity. Claire is also considering cameras in our community. Claire obtained 3 bids from Security companies – Blueguard Security (our current company), Blueline Security, and Stay Alert Security. Claire reported the quotes from the companies, as follows:

- Stay Alert Security, \$22/hour, guard pay \$12 hour
- Blueguard, \$25/hour, guard pay \$10.25/hour
- Blueline, \$26.50/hour, guard pay at minimum wage

Claire discussed the proposals and made a recommendation to the Board that we contract with Stay Alert Security for our security needs. Claire recommends this company, not because it was the lowest bid, but because of the professionalism of the owner and the terms of the contract. Stay Alert is also interested in hiring our existing guard, and will pay the guard \$12 an hour, and will increase the guard's salary to \$13 an hour. This will ensure a seamless transition for our community. **Claire Corcoran moved the Board accept the proposed contract from Stay Alert Security to be our primary security service currently at 30/40 hours per week at the rate of \$22 an hour. Steve Vanderbosch seconded the motion and recommends an amendment to terminate our existing security company, Blueguard Security. Claire Corcoran amended the motion and moved the Board terminate the Blueguard Security contract effective January 31, 2019, giving Blueguard notice on December 21, 2018 and moved the Board accept the proposed contract from Stay Alert Security to be our primary security service currently at 30/40 hours per week at the rate of \$22 per hour. Steve Vanderbosch seconded the motion. Vote taken – unanimously approved.** Teresa Sutherland verified that the County is responsible

for any damage from an Anne Arundel County police officer working after hours for our community.

ZONING: Claire Corcoran reported that four plain clothes police officers showed up at 105 Huse Drive all wearing vests. Claire isn't sure what happened.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. Marina winter preparations: Porta-potty removed 10/30; pump-out system winterized 11/12 by 4 volunteers; water system winterized 11/16 by Gene's Plumbing, \$700; ice-eaters (24) installed 12/8 by 15 volunteers, in 2 hours.

2. Sunset Boat Ramp: Special Exceptions and Variance Hearing was held 11/29; HSIA was represented by Carl Corse and Mike Waters; neighboring resident Rich Foa spoke in favor; a decision was issued on 12/4 – the Special Exceptions and Variances were GRANTED; joint application to MDE and USACE next, filing this week; an AACo building permit will be required; an RFP is to be drafted.

3. Vandalism at Marina: On Saturday 11/17, at Slip #A11, Chad Danielski surprised and detained two juveniles on his 30' powerboat: Luis Argueta, 15, 106 Great Lake Dr., and Nathaniel Hardwick, 14, Harwood, MD; AACo Police issued two Juvenile Citations and released the juveniles to their parents' custody; following investigation, two more juveniles were issued Juvenile Citations on 11/26: Alex Diab, 15, 400 Holly Dr., and Michael Sonnevill, 16, 121 Gardner Dr.; Chad Danielski reports damages to his boat interior in excess of \$20,000; marina security cameras were of no help because the video feed had failed. The P&H Committee is now seeking proposals to upgrade the Marina security camera system; the P&H Committee recommends BANNING the involved juveniles from P&H facilities until they reach age 18. **Steve Vanderbosch moved that the four juveniles issued Juvenile Citations be banned from Piers & Harbor property until they reach the age of 18. Dave Miles seconded the motion. Vote taken – unanimously approved.**

4. Boat Lift RFP: An RFP was issued to 5 vendors on 11/15; proposals were received from: Boat Lifts Unlimited, Lerian Bradbury, and Gonce Enterprises; awards are recommended to Boat Lifts Unlimited and G&G Electric; Letters of Intent were solicited from 15 residents who had expressed interest in leasing boat lift slips; eight Letters of Intent have been received. **Steve Vanderbosch moved the Board authorize two contracts for installation of up to 8 boat lifts at the Marina. Contract #1 with Boat Lifts Unlimited, Inc. Odenton, MD in an amount NTE \$65,000 to obtain permits for, furnish and install up to 8 Magnum boat lifts at the HSIA Marina in accordance with its 12/7/18 proposal. Contract #2 with G&G Electric Company, Arnold, MD in an amount NTE \$10,000 to provide and install electrical components for up to 8 Magnum boat lifts to be installed by Boat Lifts Unlimited, in accordance with G&G's 9/10/18 estimate included with the 12/7/18 proposal from Boat Lifts Unlimited. Mike Wurst seconded the motion. Vote taken – unanimously approved.**

5. Boat Park: On 11/19 a work party of 5 volunteers spent 2 hours clearing new bamboo growth and other tree debris from the Boat Park; there are still a few spaces available in the Boat Park.

6. Rule changes for Marina, Boat Park, and Kayak Racks: The P&H Committee recommends amending the Marina Rules to authorize late fees for late submission of required documentation, in addition to late payment of slip fees. Proposed language is being drafted.

7. Marina Pump House: The roof of the Marina pump house has a hole in it, is deteriorating, and needs to be replaced. The P&H Committee is soliciting bids for roof replacement.

DEER MANAGEMENT: Ray Sullivan spoke to the Anne Arundel County Recs and Parks Board regarding the deer population and possible deer management. We need to write a letter to AA County Recs and Parks requesting the County do something about deer management. Ray has the info for the letter. **Ray Sullivan moved the Board approve the President write a letter on behalf of the Board to the Director of the County Recs & Parks to request deer management in Quiet Waters Park. Dave Miles seconded the motion. Vote taken – unanimously approved.**

ENVIRONMENTAL: Kevin Green reported that he is working with the County to wrap up the Harbor Drive rain garden project. Additional landscaping will take place in the Spring. In 2019, we will need to add this rain garden to our stormwater management. Kevin would like to set up an RFP for all stormwater management for 2019 and request bids.

HILLSMERE HOUSE: Tom Schwallenberg reported that paint has been stripped off the concrete walls in the basement, grout removed, filled back in and repainted the walls. Took down the ceiling and looked for mold. All looks good. Salt container is gone; appliances gone. Regraded area around the foundation removed rain barrels because they were not properly maintained; proper rain spouts installed. No major structural damage. Tom wants to put in a French drain and waterproof the outside of the house.

BEACH: Marilyn Carpenter reported that all flower and grassy beds are cleaned and trimmed for the spring. Rain gardens were trimmed by Todd Turner. The debris has not been picked up yet. The living shoreline needs cleaning and trimming. Mike Waters approved \$500 to have Price Cutters or Red Maple do this. The small pavilion posts still need sanding and repainting. The wood perimeter boards have been delivered for the perimeter project. The project is delayed due to rain. Price Cutters has removed one section and has begun to install the new boards. Tommy Grierson plans to do work in sections in case of rain. The playground equipment is due to be shipped on January 10, 2019. The Beach Committee has completed a 5-year improvement and maintenance plan. Many thanks to the committee that spent many hours gathering thoughts, engaging in discussion, and arriving at an excellent plan. Special thanks to Phil Jones who finalized the project and to Jeri Singleton and Robin Clark who attended all three meetings and offered valuable input. The plan does not need approval. When the Beach Committee addresses a project, and eventually presents the project to the board, we will request board approval at that time.

POOL: Mike Waters will be Chairing the Pool Committee. Mike has three volunteers.

PRESIDENT’S REPORT: Mike Waters spoke about online activity and mentioned that HSIA does not have resources to facilitate online social activity. If a resident sees a problem, please direct them to email or call us.

NEW BUSINESS: None

There being no further business, **Gene Gross moved to adjourn the meeting, seconded by Dave Miles. Vote taken – unanimously approved.** The meeting adjourned at 9:20 pm.

Respectfully submitted,

Jean Somers
Administrator