

**HSIA BOARD MEETING  
THE KEY SCHOOL  
November 29, 2018**

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

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Phil Jones, Sandra Anderson, Jeri Singleton, Brian Reinhart

Mike Waters called the meeting to order at 7:06 pm. Quorum present.

Mike Waters asked if there were any changes to the proposed Agenda.

**MINUTES:** Teresa Sutherland moved the Board approve the October Board meeting minutes and the October Closed Board meeting minutes as presented. Mike Wurst seconded the motion. Vote taken – unanimously approved.

**TREASURER'S REPORT:** Gene Gross reported that we have \$205,419.90 in the Special Tax Account; \$536,115.55 in the Operating Account; for a total of \$741,535.45 as of October 31, 2018. The Special Tax Audit was sent and accepted by the County. A review of the General Fund account brought to our attention that the current handling of Deferred Income appears to be distorting the revenue recognized since we are using cash basis of accounting. Gene will get with Jim Schwallenberg and Dan Houle (Auditor) on this budget issue. We've fulfilled Section 10 of the Bylaws with this review. Teresa Sutherland does not think we've complied, but is looking for new language in the revised Bylaws to help take care of this. Discussion. Gene reported that we approved the FY2020 Special Tax budget at the October Board meeting. Since then, we received numbers of lots from the County, and our number of lots went up. The FY2020 budget will need to be slightly revised. Discussion followed as to notification of proposed budget to the community. Jean Somers mentioned that our proposed FY2020 budgets have been posted on our website and announced in the December Sea Breeze. We can post the revised budget on the website, print the revised budget in the January/February issue of the Sea Breeze, and send a community email. Gene Gross will present new Special Tax budget amounts for Board approval at the December Board meeting. Gene Gross mentioned that a request came to him for a donation of a family pool membership to be auctioned at Hillsmere Elementary School's annual auction fund raiser. Gene recommends we not get into the donation business unless we have a line item in our budget for donations. We do pay for memberships with the South River Federation, the Friends of Quiet Waters Park, and the Annapolis Neck Peninsula Federation annually.

**SECRETARY'S REPORT:** Mike Wurst reported that we will be revising all forms for 2019 and for Come And Get It Day. The Environmental Committee would like a page on the website, so we're working on that. Backup training is in place for community emails.

**ADMINISTRATIVE REPORT:** Jean Somers reported that Santa's Run Toy Drive will be on Sunday, December 9, at 6 pm at the pool parking lot. Bring an unwrapped gift for a child ages 2-15, male or female. HSIA 2019 stickers are on order. Jean will get with Steve Vanderbosch to order 2019 keys. We are still looking for pool chairs.

**OLD BUSINESS:** Discussion of pending permit for high frequency antenna for resident on Green Spring Drive. The resident has obtained an Anne Arundel County Building permit and is requesting a HSIA Building Permit. The Board discussed the legal opinion received from Linda Schuett Law. Brian Gallagher is filing an appeal as a neighbor/resident. Some Board members feel that HSIA should also file an appeal. Discussion of obtaining a second legal opinion. **Teresa Sutherland moved the Board obtain a second legal opinion concerning the high frequency antenna. Dave Miles seconded the motion. Discussion. Motion withdrawn. Teresa Sutherland moved the Board get a second legal opinion NTE \$3000 concerning the high frequency antenna. Gene Gross seconded the motion. Discussion. A committee will be formed to interview attorneys and make a recommendation to Mike Waters as to who to choose for a second legal opinion. Vote taken – unanimously approved. Teresa Sutherland moved that Brian Gallagher, Dave Miles, and Mike Waters interview attorneys and make a decision as to who to get a second legal opinion from. Marilyn Carpenter seconded the motion. Vote taken – unanimously approved.** Ray Sullivan thinks HSIA's name should be on the residents' appeal. Brian Gallagher thinks HSIA should have a separate appeal. Tomorrow is the appeal deadline. HSIA can support a residents' appeal after the appeal deadline. **Ray Sullivan moved the Board join the residents' appeal and pay the \$250 fee. Claire Corcoran seconded the motion. Discussion. Ray Sullivan withdrew the motion.**

**PERMITS:** Dave Miles reported that we have about 15 approved HSIA Building Permits for 2018. Claire Corcoran is following up on some properties that have construction but no visible permit. Dave Miles is concerned about the guy-wires supporting the high frequency antenna. The guy-wires are located within 3 feet of the property line. Dave Miles can ask the resident for a site plan.

**ZONING:** Claire Corcoran has nothing to report.

**SOCIAL COMMITTEE:** Dave Miles reported that the Oyster Roast was a big success. We hope to have the same event next year.

**ENVIRONMENTAL:** Kevin Green is not present, but submitted the following:

The Environmental Committee met on November 20. Report on meeting of DNR Community Resilience grant program. HSIA can preserve the hardened shoreline (revetment and cement wall) and still qualify for a grant or state loan. The Committee would be interested in a mixed approach that would eliminate some hardened shoreline, but the next step would be for the Beach Committee to evaluate the program's options. This Committee will continue to focus on water quality and habitat improvement specifically through stormwater management and shoreline restoration. Ongoing projects include West and East Bay View Drive swale, Hillsmere Drive swale and Key School field bio retention to reduce stormwater flow into and through the beach park; Sunset ramp outfall project; and a HSIA web page tab linking to an Environmental page for our community website.

**HILLSMERE HOUSE:** Tom Schwallenberg did cleanup and patching in the basement. The ceiling is down. There is a full tank of oil and the house temperature is set at 45 degrees.

**PIERS & HARBOR:** Steve Vanderbosch not present. Mike Waters and Ray Sullivan attended the Special Exception and Variance Hearing today. It went very well. We were very well represented by Carl Corse and resident Rich Foa spoke in favor of the Special Exception. If all goes well, we should receive approval in February or March and then have a two-year window for work.

**BEACH:** Marilyn Carpenter reported that the Beach Strategic Plan has been distributed to the Beach Committee for comments. Phil Jones will update the Plan after comments are received. The Beach Committee will meet in March, July, September, and November of 2019. We are cleaning up flower beds and grassy beds. New benches are in.

**SECURITY:** Sandy Anderson reported on Security. Sandy is having trouble communicating with Matt Franz, Security Chair. Sandy spoke with Mike Homewood to learn Mike's schedule and reporting process. Mike Homewood patrols in his police car and submits reports to Matt Franz. Sandy reported on vehicle break-ins and vandalism at the marina. Cameras at the marina are not working. The contract with Blueguard Security is due to be renewed. Discussion. Claire Corcoran volunteered to be the new Security Chair and obtain bids from security companies. Mike Waters will talk to Matt Franz. Claire will try to obtain 3 security bids for the December Board meeting.

**POOL:** Mike Waters reported that we do not have Pool Chairs yet.

**PRESIDENT'S REPORT:** Mike Waters announced that two representatives from the County Public Works will attend our December Board meeting to discuss traffic in our community. Two contracts are pending – the Blueguard Security Contract renewal and the finalization of the Grass Roots Landscaping contract to install playground equipment.

**NEW BUSINESS:** None.

**ANNOUNCEMENTS, COMMENTS, DISCUSSIONS, AND OTHER BUSINESS:** Mike Waters asked the Board if someone could talk to DNR and see what our options are for deer management. Ray Sullivan volunteered. Mike Waters is looking into planting more trees on the grassy area near the pool.

There being no further business, **Dave Miles moved to adjourn the meeting, seconded by Ray Sullivan. Vote taken – unanimously approved.** The meeting adjourned at 9:05 pm.

Respectfully submitted,

Jean Somers  
Administrator