

**HSIA GENERAL MEETING
THE KEY SCHOOL
January 10, 2019**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Sandra Anderson, Todd Turner, Brian Flanagan, Phil Jones, Thomas Schwallenberg, Kevin Green, Jane Waters

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

MINUTES: No quorum – minutes will be approved at the March 2019 General meeting.

TREASURER’S REPORT: Gene Gross reported that we have \$532,476.25 in the Operating Account, \$190,927.21 in the Special Tax Fund, for a total of \$723,403.46 as of November 30, 2018. At the December Board meeting, Gene Gross 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. This will be reported on in the Sea Breeze and on our website. Gene reported that the annual audits of the General Fund and Special Tax fund came back and look good. Gene Gross took questions from the floor.

SECRETARY’S REPORT: Mike Wurst reported that while reviewing our bylaws last year, the Board of Directors discovered that HSIA bylaws allow only for individual, not household, memberships. For this reason, the 2019 Membership form must be completed in the name of one individual, not the name of the household. Additional, individual memberships may be added to the membership form for any person age 18 or over residing at the same address. Dues are \$20 for each individual membership, and each individual member is entitled to one vote on HSIA matters. Mike also reported that the Bylaws Committee is preparing proposed Bylaw changes, updates, and revisions to be presented at the March General meeting.

ADMINISTRATIVE: Jean Somers reported that Come And Get It Day is Saturday, February 9, from 10 am to 2 pm, at Key School Barn Commons. 2019 General meetings will be held in the Barn Commons, except for our November General meeting which will be held in Katharine Hall. Board meetings will be moved to the Barn Commons if available. Committee meetings will be held on the 2nd Tuesday of every month in the Science & Library Center.

OLD BUSINESS: Ray Sullivan reported that the County has a deer management program. We can make a request to the County Recreation & Parks to be included in the Deer Management Program.

PERMITS & ZONING: Claire Corcoran reported that she and Dave Miles are working on some properties that are building without a HSIA permit. HSIA letters have been written to the residents. Discussion of the 15' setbacks on all sides and rear of properties. Claire Corcoran reported on some zoning violations. Claire is looking into a resident's complaint about businesses being run out of homes in Hillsmere. All is quiet at the Huse Drive house. Claire will meet with the Huse Drive residents in late March.

SECURITY: Claire Corcoran reported on our new Security Company – Stay Alert Security. We are starting with this company on February 1. Claire also discussed other security options such as cameras and a neighborhood watch.

PIERS & HARBOR: Steve Vanderbosch reported that the marina has been winterized and ice eaters are installed. The Special Exception for the Sunset boat ramp has been granted and can move forward. In November, there was vandalism at the marina. Juveniles were cited and damages exceeded \$10,000 to a slip renter's boat. The matter has gone to Circuit Court and the juveniles are banned from piers & harbor property until age 18. Steve is looking into updating security cameras; a possible system with 10 cameras connected to the internet. The Piers & Harbor Committee is in the process of getting boat lifts in certain slips. The Board awarded a contract to Boat Lifts Unlimited and to G&G Electric for wiring of the lifts. Steve hopes to have the lifts installed before the start of the boating season.

ENVIRONMENTAL: Kevin Green reported that planting at the Harbor Drive rain gardens is done. A Spring planting is planned. Discussion of plantings in the rain garden and stormwater management on Harbor Drive continued.

BEACH COMMITTEE: Phil Jones reported for Marilyn Carpenter on the two main projects taking place at the beach – replacing the perimeter of the 2-5 tot lot (on hold waiting for better weather) and the playground equipment (should arrive in the next couple of weeks). The Board approved cleanup of the east rain garden by the small pavilion because it was overgrown. Unfortunately, because of miscommunication with the contractor, the plantings were completely cut down. The Beach Committee will work with the Environmental Committee to replant low to the ground plantings. Ropes will be fixed when the weather gets warmer.

POOL: Mike Waters will Chair the Pool Committee. Pool forms, prices, guest passes, etc. will remain the same. Parking lot ropes need repair.

PRESIDENT'S REPORT: Mike Waters reported on the following:

1. Our Special Tax rate per lot stays the same. We have a little more cash than anticipated for FY2020. Cash was put in future reserves for Capital projects. We need to spend our neighbor's money prudently.

2. Eric Terry from the AA County Traffic Division came to the December Board meeting to discuss traffic issues. If anyone has traffic issues, please email president@hillsmereshores.net.
3. There was much discussion on Facebook pages regarding dog waste pickup. Residents were complaining that the pet waste stations were overflowing. The Facebook pages are not managed or maintained by HSIA. We do not have the resources to manage Facebook and Twitter. Residents can communicate through the website, through email, or through voice mail. If you see issues, please contact HSIA. Discussion of mailed Sea Breezes followed.
4. We may find ourselves in a position to defend our 15' sideline setbacks for HSIA Building Permits. Not defending our setbacks will change the look of our community.
5. We are discussing the option of hiring a Property Manager. A trial could be the pending installation of the playground equipment at the beach. We will put this on the board meeting agenda.

NEW BUSINESS: Teresa Sutherland wants future discussion on the sign in the island that states "private community, no soliciting". The sign gives residents a sense that the Board should be taking care of solicitors. We cannot stop solicitors because our roads are County roads.

There being no further business, the meeting adjourned at 8:55 pm.

Respectfully submitted,

Jean Somers
Administrator