

**HSIA BOARD MEETING  
VIRTUALLY VIA ZOOM  
July 30, 2020**

**BOARD MEMBERS PRESENT:** Michael Waters, Gene Gross, Steve Vanderbosch, Ray Sullivan, Claire Corcoran, Phil Jones, Mike Wurst, Chris Grim, Dave Miles, Jay Harper

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Maureen Sherer, Paul Barnes, Kevin Green, Tom Schwallenberg, Sharon Blugis

The meeting began at 7:00 pm. Due to COVID-19, this is a Zoom meeting, so members are joining virtually over the internet.

**AGENDA:** Mike Waters asked if there were any changes to his proposed Agenda. No changes.

**MINUTES:** Change to Minutes from the June Board meeting under Beach Report: “We have a quote from Pay Dirt, LLC for \$6150 for Beach revetment.” Add – “Phil Jones noted that HSIA Bylaws require more than one bid and the Board previously voted to have a licensed engineer design the repair; neither requirement was met for the Beach Revetment Project.” **Phil Jones moved the Board approve the June Board Meeting minutes as amended. Claire Corcoran seconded the motion. Vote taken – 7 in favor (Gene Gross, Steve Vanderbosch, Ray Sullivan, Claire Corcoran, Phil Jones, Ray Sullivan, Mike Wurst); 1 opposed (Chris Grim); 1 abstained (Jay Harper).**

**TREASURER’S REPORT:** Gene Gross reported we have \$333,996.13 in the Operating Account; \$377,332.07 in the Special Tax Account; \$400,347.68 in the money market accounts, for a total of \$1,111,675.88 as of June 30, 2020. Our fiscal year ended and we are now in the FY2021 budget. We need to increase our Treasurer’s Bond. Once the Bond is increased, the County will release additional \$53k. Gene Gross went over year end numbers. Discussion. Gene Gross mentioned that the Budget Committee, comprised of Gene, Jim Schwallenberg, Jean Somers, Claire Corcoran, and Steve Vanderbosch, will be meeting in August and September. Gene discussed the budget timeline.

**SECRETARY REPORT:** Mike Wurst – nothing to report.

**ADMINISTRATIVE REPORT:** Jean Somers reported that all events have been cancelled through September. The limit of guests at the pavilion is remaining at 30.

**PRESIDENT’S REPORT:** Mike Waters reported on the following:

1. Mike Waters is nominating Sharon Blugis as Beach Chair. Mike also mentioned three residents that will be on the Beach Committee are Chris Grim, Maureen Sherer, and Tory Tross. **Phil Jones moved the Board approve the nomination of Sharon Blugis as Beach Chair. Mike Wurst seconded the motion. Vote taken – unanimously approved.** Mike gave Sharon a few minutes to introduce herself. In regard to the beach, Steve Vanderbosch mentioned that the geese moved to the marina earlier this week and have now moved back to Fishing Creek. Hopefully, our beach will be cleaner now that the geese waste will not be such an issue. If the geese come

back, residents have offered dogs to chase off the geese. Mike Waters mentioned he was going to hang some shiny objects around the beach which also distracts the geese from nesting.

2. Mike Waters is forming a Nominating Committee.
3. Mike Waters mentioned that Quiet Waters Park had 100,000 visitors last month. There is damage to the building in the Loden Pond area. It is possible that the County may repair the fence on Forest Hill Drive. We may be able to get an authorized pedestrian gate in about two years after construction is completed.
4. Quiet Waters Park is on the list for a controlled deer hunt this winter.
5. Reseeding beach and pool field.

#### **OLD BUSINESS:**

1. Permit Variance Request – Dave Miles invited Paul Barnes to recap his variance request to the Board. Paul went over all the submitted documents, which were also delivered (hard copy) to all Board members. Paul is asking to extend his existing deck by 6 feet. Dave Miles mentioned that the old deck is coming down and a new deck is replacing the old; replacing in kind. The existing deck is already in the sideline setback. The Board can ask for the non-compliance to come into compliance. **Chris Grim moved the Board approve the variance request for Paul Barnes at 625 Demyan Drive. Mike Wurst seconded the motion. Discussion. Vote taken – 6 in favor (Gene Gross, Steve Vanderbosch, Phil Jones, Mike Wurst, Chris Grim, Jay Harper); 2 opposed (Ray Sullivan, Dave Miles); 1 abstained (Claire Corcoran); motion passed.**
2. Dave Miles mentioned the Board needs to figure out a way to monitor/police structures that are built way bigger/out of compliance with the HSIA permit that was granted. How do we prevent that from happening? We could ask for red-stamped permit/plans from the County. Mike Waters and Dave Miles will consult our attorney.

**POOL:** Danielle Franz was not present but submitted the following pool updates:

1. Instituted Innovative Aquatics web-based sign in application. They input all the data via our spreadsheet system and we started using the system in early July. It has been great – gives us real time attendance numbers to share with community, attendance records – with duration of time spent at pool, etc. Recently began using the member photo options because we learned that some youths are checking in as others.
2. Attendance has been overall low. We have not exceeded capacity.
3. We provided refunds to members through 7/10 due to COVID concerns.
4. Navy and Annabel Lobe have been adhering to their schedule with no issues.
5. Inquired with Anchor about extending the season into September. Navy swim inquired with us about pricing and since kids will remain with distance learning, figured this may be a good outlet with many sports and other activities cancelled. Once refunds are reviewed (closing of July books) and pricing is received from Anchor, we can look into feasibility of this.
6. Food Truck Fridays have been a big hit. Good attendance from both pool members and other residents.

Overall, very few issues. No social distancing complaints, folks are enjoying the use of the pool. Guards this season have been great. People are very appreciative of the committee's efforts to open the pool.

**HILLSMERE HOUSE:** Tom Schwallenberg reported that the water/well system (pump, water lines going to the house, electrical wiring and storage tank) are 40 or more years old. The well head needs to be exposed, per building permit application. Currently, it is underground and to expose the well head

would cost approximately \$900 and requires trenching. With the system exposed, the prudent thing to do would be to replace the entire system at \$3310. **Gene Gross moved the Board accept the contract proposal with Browns Well and Pump Service to replace the water well system at 119 Great Lake Drive in the amount of \$3,310. Steve Vanderbosch seconded the motion. Discussion. Vote taken – unanimously approved.**

**PIERS & HARBOR:** Steve Vanderbosch reported that marina usage has dropped off; July is hot, the pool is open, the jellyfish are in. The pump out has been delivered and Steve is coordinating electrical work. The rip rap work is done and Steve is very pleased. Steve has temporarily closed the Boat Park to new tenants.

1. Steve Vanderbosch reported that the Piers & Harbor Committee has solicited proposals for a Reserve Study of the Piers & Harbor assets and infrastructure. **Steve Vanderbosch moved the Board approve award of a Reserve Study Contract to Superior Reserve in the amount of \$3,750. Mike Wurst seconded the motion. Discussion. Vote taken – unanimously approved.**
2. **Steve Vanderbosch moved the Board approve a contract with Leight Electric in the amount of \$27,200 for the replacement of 32 shore power outlets at the Marina with code-compliant Eaton Newport Harbor Mate pedestals. Dave Miles seconded the motion. Discussion. Vote taken – unanimously approved.**

**SHORELINE & ENVIRONMENTAL COMMITTEE:** Mike Waters mentioned that the Pay Dirt repair at the beach was a temporary fix. Kevin Green reported that Pay Dirt dug down to get to the pipe. The pipe had a negative flow and was not placed on rock bed with filter cloth. There is erosion under the pipe. Pay direct pulled the pipe out and gave the pipe a positive flow, filled in but still needs to be finished off.

1. **Shoreline:** There are three South River projects that went to DNR for funding. Hillsmere did not get design funding. Kevin will apply for other grants.
2. **Environmental:** Kevin reported that a mini planting grant was received; plan is to go forward with planting in October. Kevin is looking to invite groups that are comfortable working together because of COVID to help with planting.
3. **Bacteria Testing:** Due to inaccuracies in testing results, 3 people from Arundel Rivers Federation and 4 people from AA County Health Department took samples at the same place/time and sent samples out for preliminary numbers. It looks like numbers have dropped in front of the pavilion. Discussion of bacteria numbers.

**SECURITY:** Claire reported that Mac has stickers and forms for people entering the beach that do not have stickers on their cars. Delonte is positioned at the marina on weekends and can send cars up to the beach to get a sticker from Mac. Mac is locking the gate when he leaves instead of leaving it open until sunset. The message is getting out that the beach is guarded. We've received positive feedback from marina people about the security coverage. No break-ins or crimes reported.

**INFORMATION TECHNOLOGY:** Jay Harper is working with Steve Vanderbosch to reprogram marina gate card keys. Hoping to add new cards in a week or two.

**KAYAK PIER USAGE:** Steve Vanderbosch reported on voice mail calls received about non-residents using our kayak pier on Beach Drive. This is the only Hillsmere property without signage that states "residents only". Jerry Frentsos of Beach Drive (across from the kayak pier) is having guests (his swim

club) swimming in the creek. 25 heads are bobbing in the water where boats are navigating. Cars are parked up and down Beach Drive. The swim club has become Jerry Frentsos' regular guest event, 4 nights a week. Steve spoke with Jerry; Jerry then called the voice mail and Steve sent the Board both Jerry's voice mail call and Steve's email back to Jerry.

There being no further business, the meeting adjourned at 9:16 pm.

Respectfully submitted,

Jean Somers  
Administrator