

**HSIA BOARD MEETING  
VIRTUALLY VIA ZOOM  
January 28, 2021**

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

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Chris Inglis, Anna Inglis

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. Changes requested and made.

**MINUTES:** Claire Corcoran moved the Board approve the December Board Meeting minutes, with one typo change. Ray Sullivan seconded the motion. Vote taken – 8 in favor (Maureen Sherer, Ray Sullivan, Steve Vanderbosch, Phil Jones, Mike Wurst, Jay Harper, Claire Corcoran, Dave Miles); 2 abstained (Gene Gross, Chris Grim); motion passed.

**TREASURER’S REPORT:** Gene Gross reported that we have \$273,413.70 in the Operating Account; \$400,390.88 in the money market accounts; \$464,738.48 in the Special Tax Account; for a total of \$1,138,543.06 as of December 31, 2020. The final Special Tax budget has been submitted to the County at \$726,103.00. We still have to work on the FY2022 Pool budget. We filed our taxes for the year 2020.

**SECRETARY’S REPORT:** Mike Wurst reported on some email issues. We are experiencing issues with the hillsmere.org emails forwarding to some of the board’s personal email accounts, specifically aol and msn email accounts. Donna Shuman will be helping with our email issues and will be contacting board members.

**ADMINISTRATIVE REPORT:** Jean Somers reported that Come And Get It Day cannot take place in 2021 due to COVID-19. All paperwork and payment will be handled through the postal mail. Jean also reported on Intermedia billing issues. Intermedia is the company we use for our VOIP (voice over internet phone) voice mail system. Jean is working with Gene Gross and Intermedia on fraudulent phone call charges.

**OLD BUSINESS:**

- Beach – Maureen Sherer emailed edited General & Beach Rules to the Board and asked that everyone take a look at them. Please email Maureen with thoughts and comments.

**PERMITS:** Mike Waters welcomed Chris & Anna Inglis to the zoom meeting. The Board will be voting on a variance request for the Inglis’ home at 605 Hillsmere Drive. This variance request was submitted to the Board and discussed at the December 2020 Board Meeting. Dave Miles sent a letter

to the Board regarding the variance request, which reported Dave's reasons for not approving the variance (letter attached). Mike Waters read the letter out loud over the zoom meeting. In summary, Dave believes that the prior variance to allow encroachment up to 12' was at the narrow end of the lot, which then widens along Hillsmere Drive. The proposed addition is at the wider part of the lot, where the house is not into the setback. Dave puts forth that the addition could easily have been designed in conformance with the 15' setback as the corner of the existing house at that end is at least 22 feet from the property line. Dave sees no justifiable reason the addition should stick out past the house by 12 feet. Discussion. **Steve Vanderbosch moved that the application for variance for 605 Hillsmere Drive be denied. Dave Miles seconded the motion. Vote taken – 5 in favor (Ray Sullivan, Steve Vanderbosch, Gene Gross, Phil Jones, Dave Miles); 5 opposed (Chris Grim, Maureen Sherer, Mike Wurst, Claire Corcoran, Jay Harper); Mike Waters (tiebreaker) voted in favor. Motion passed and variance denied.**

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

- Evans Law Suit (Cathy Mahon) – Mike Waters discussed a current lawsuit sent to HSIA from Evans Law regarding "Failure to maintain the easement between 101 and 99 Lakeview Drive Our File Number: 20-00970". Mike Waters has passed this onto our lawyer. Steve Vanderbosch confirmed that we do own the easement in question. Steve explained that Cathy Mahon is the subservient owner and we, as the dominant owner, have the right to demand the subservient owner to remove obstructions to our easement. HSIA did not put in the concrete pad or the tree in the easement. Last discussed, Cathy Mahon was going to get a quote for taking down the tree. The County was also out working on drainage on Lake View Drive.
- David Plott (HSIA lawyer) has been asked to initiate action against the owner of 405 Hillsmere Drive for building a garage without a HSIA Building permit
- RFP for Raingarden Maintenance has been published. Term is for three years with bids due by Monday, 21 February. Hopeful to have bids by February Board meeting.
- Draft of an RFP for the design and management of refurbishing the Hillsmere House has been shared with six potential bidders by Tom Schwallenberg. Five have shown interest. Based on initial comments, an amendment is anticipated. Phil Jones requested a copy of the RFP. The RFP is for a project manager for design.
- Pending, agreement for grass cutting/beach trash pickup for three-year term (Gene Gross – copy of 2018 solicitation received from Jean Somers). Gene Gross will have for February Board meeting.
- Pending, agreement for pool maintenance and operation for three-year term (Danielle Franz)
- Pending, agreement pet waste disposal for one-year term (Mike Wurst)
- Pending, contracting a reserve study for all non-piers and harbor assets
- Pending deer management plan – nothing new to report. Ray Sullivan is hoping to have a report on deer management at the February Board meeting.

**ANNAPOLIS NECK PENINSULA:** Ray Sullivan reported on the virtual hearing of the proposed rowing/sculling facility at Quiet Waters Park. The virtual hearing is February 2. The proposed facility will have 230' piers in Harness Creek and will be rented to private rowing clubs. Ray would like everyone on the Board to please attend this meeting. Ray feels this development is extremely

environmentally damaging to QWP. Ray also mentioned that the buildings at the Retreat at QWP are being demolished, so QWP does not want anyone going near the buildings.

**PIERS & HARBOR:** Steve Vanderbosch reported that on July 30, 2020, the Board approved award of a contract to Leight Electric LLC in the amount of \$27,200 for the installation of 32 shore power pedestals at the Marina. We were subsequently able to renegotiate a reduction in price to \$25,720. Work was substantially completed in September 2020. We have withheld final payment of approximately \$6,000 pending approval of the work by Anne Arundel County Inspections and Permits. The AA County electrical inspector has declined to approve the work and has insisted on installation of Ground Fault Circuit Interrupter (GFCI) breakers in the electrical panels for all 32 shore power pedestals. Leight Electric has disputed this requirement based on their experience and other, similar work, and we have also discussed the issue with electrical inspectors, all to no avail. Leight Electric has obtained quotes from several suppliers for the County-required GFCI breakers, and the best price is \$10,050 from Capital Electric. Leight Electric has proposed installing these breakers at cost, with no additional charges for labor. Steve is therefore requesting an increase to the contract with Leight Electric to cover the cost of the unanticipated, County-required installation of GFCI breakers. **Steve Vanderbosch moved the Board approve an amendment to the contract with Leight Electric in the amount of \$10,050 for the installation of 32 GFCI breakers for the new shore power outlets at the Marina, as required by Anne Arundel County. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

**POOL:** Nothing to report.

**PERMITS:** Dave Miles reported that there's lots of activity on permits. We've received complaints about the antenna on Green Spring Drive. We tried to stop the building of the antenna, but were not successful. Claire Corcoran reported on the two properties bought by Ameri-Star homes (Magnolia Lane and Hillsmere Drive). 323 Hillsmere Drive does not have a County permit yet. The placement of the home on lot on Magnolia Lane has been moved, per Dave Miles' request per our covenants. The home on the lot between these two homes has been renovated but has not pulled a permit at all. Claire contacted the County because someone is living there. The County will be coming out to inspect the situation.

**ZONING:** Claire Corcoran reported on 507 Duvall Lane – the property is a mess. Whoever bought the property cleaned out the house and left everything in the front yard. Claire contacted the Health Department. The County has cited the property, but no one has been to the property to get the mail.

**SECURITY:** Claire spoke about some personnel issues. No more complaints of breakins.

**BEACH:** Maureen Sherer reported on the following:

- Welder repaired the corroded latch on the east gate on Dec. 18, 2020. The welding company was Security and Ornamental Design and the charge was \$250.
- Bench replacement slats have been received and are in storage at the Hillsmere House. They will be installed during the spring.
- No word yet about the replacement playground slide parts.
- The revision of the Beach Rules (as posted on the HSIA Community Beach website) and the HSIA General Rules and Regulations are in progress. The latest draft is attached. The purposes

of the revision are to develop consistent wording between the two lists of rules and to group the rules thematically. This revision is a work in progress. Please look over the attached draft document and send Maureen your thoughts, edits, etc. (As noted on the attached draft document, R&R#\_ refers to the existing rule number of the HSIA Rules & Regs, and Bweb#\_ refers to the existing rule number on the Beach website.)

- The Beach gate remained open past sunset on Dec 21 for viewing the conjunction of Jupiter and Saturn in the southwestern sky. Many of our neighbors came to view this rare and beautiful phenomenon.

**INFORMATION TECHNOLOGY:** Jay Harper is looking into spam issue.

**NEW BUSINESS:** None.

There being no further business, the meeting adjourned at 9:10 pm.

Respectfully submitted,

Jean Somers  
Administrator