

**HSIA BOARD MEETING
VIRTUALLY VIA ZOOM
June 24th, 2021**

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

ADMINISTRATIVE STAFF: vacation, Mike Wurst taking minutes

GUESTS: Robert Cohn

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 requested

MINUTES: Ray Sullivan moved the Board approve the May Board meeting minutes. Gene Gross seconded the motion. Vote taken – unanimously approved.

TREASURER’S REPORT: Marie Gilbert is getting up to speed on the reports and will have a recap ready for the next meeting. Gene Gross mentioned we may look to change our operating fund to an accrual basis vs. cash basis. Nothing further required at this point for the end of the fiscal year. The pool income is on target to plan. Motion presented for approval to allow the Pool Committee to purchase food for a July 4th party. **Gene Gross moved the Board to approve funds for a July 4th party not to exceed \$3,000. Mike Wurst seconded the motion. Vote taken – unanimously approved.**

SECRETARY’S REPORT: Mike Wurst mentioned the deadline for the July/August Sea Breeze is June 30th. Please get articles into Kellyann. Ray Sullivan asked that we add a notice regarding elections and seeking candidates and nominations.

ADMINISTRATIVE REPORT: Mike Wurst reported that the July 4th kids bike parade will take place, starting at the Key School and proceeding to the beach. There is a small party reservation on this same day, but it will not conflict with the July 4th activities.

PRESIDENT’S REPORT: Mike Waters reported as follows: Mike started out by thanking all of the committees and board members for their continued support. A lot goes on behind the scenes to keep things going in the community. Mike is looking to get the HSIA entrance flower bed, as well as the islands of grass along Hillsmere Drive into the raingarden maintenance contract. We have not had any success with volunteers coming forward looking to maintain them.

Mike recapped again the guidance provided by our attorney related to how the board needs to approach the variance requests for permits.

- David Plott, Yumkas, Vidmar, Sweeney & Mulrenin reaffirmed: *The covenant language is quite clear, “no building or any part thereof shall be closer than fifteen (15) feet from the division line of any lot...”. The authority of the HSIA Board to grant a deviation is circumscribed to factual circumstances where “the contour or shape of a lot will not permit compliance with these restrictions.” Clearly, the intent is to only allow deviations to be granted where, due to the*

physical constraints of the property's contour or shape, reasonable use of the property for a single-family dwelling cannot be accomplished absent the grant of a deviation. A corollary point is that once a property owner has reasonable improvements and use of their property, there is a very high burden for the property owner to prove that those physical constraints on the property "do not permit" compliance with the covenants absent a deviation approval. Unless and until the Hillsmere community decides to revise its covenants, the HSIA Board must apply the existing covenants.

1. Pending – amending raingarden contract to include the entrance garden areas. Gene Gross asked that the Garden Club handle oversight of the entrance garden areas to include work and maintenance, and advise Welspryng of work needed.
2. Pending – Key School parking concerns, interim liaison is Caroline Ewing, Director of Finance
3. Pending – contracting a reserve study for all non-piers and harbor assets

OLD BUSINESS:

1. Mike Waters turned the meeting over to David Miles to discuss the variance request for Robert and Sandy Cohn at 117 Indian Lane. This motion for a variance was tabled at the May HSIA Board Meeting. After the May HSIA board meeting, David Miles provided an alternative option for the Cohn's that would not require a variance, but Robert Cohn stated that this was not feasible after talking to his architect. **Ray Sullivan moved the Board to approve a variance at 117 Indian Lane of 8' for a garage addition. David Miles seconded the motion. Vote taken – 0 in favor; 9 opposed (Gene Gross, Ray Sullivan, Claire Corcoran, Steve Vanderbosch, Maureen Sherer, Phil Jones, Dave Miles, Jay Harper, Mike Wurst); motion fails.**
2. COVID-19 ad-hoc committee – right now the recommendation is to look to try and start in-person meetings back up in September when Key School is open. Currently Key School is not allowing outside groups utilizing their campus.

POOL: Mike Waters mentioned that the Navy Swim Club and Key School contracts are underway for this summer. Mike is working with the Pool Committee on a new RFP for the next contract.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. Slips.

There are now 2 unassigned large slips (A8 and A10), and two newly available slips (A26 and C15). The A26 slip holder was asked to leave the Marina due to neglect and non-use of his boat; the C15 slip holder is moving out of state.

2. Late Fees.

The last holdout slip holder paid slip fees/submitted documents last week, 110 days late. It is anticipated that next year we will recommend: (1) higher late fees (now \$50); and (2) a sliding up scale of late fees (e.g., \$100 after March 1; \$200 after April 1; \$300 after May 1; loss of slip after June 1). There are 3 people still missing documents after repeated requests.

3. Boat Park.

Offers of spots were made in late April to 18 people on the Wait List, of whom only 3 accepted spots. Additional offers were made to 3 people newly added to the Wait List, and the Wait List was purged of 10 people who did not respond to offers. One person was asked to and did leave the Boat Park due to non-payment of fees and neglect of boat.

4. Beach Drive Boat Ramp

The right (South) side of the Beach Drive Boat Ramp gate has been relocated and deteriorating fence pilings were replaced, under a small contract with Pay Dirt, LLC. The gate post and pilings were moved slightly farther onto the property, away from Beach Drive, to allow easier turning into the Ramp.

An application for a Vegetation Management Plan has been filed with the County for the removal of 3 dead or dying trees at the Beach Drive Boat Ramp. A tree service contract for the removal will be arranged after approval of the VMP.

Additional board discussion on if the Vegetation Management Plan will only be approved by the county if the work is to be done by a certified arborist. Suggestion made to have an arborist look at all of HSIA property once/year and go with one contractor.

5. Sand Spit Gravel Makeover.

Pay Dirt LLC completed renewal of the Sand Spit gravel, removing 2"-4" of the old, crushed and compacted gravel and replacing it with 2" of new, washed and rolled gravel. Pay Dirt also placed a new speed bump HSIA provided and relocated two others. The total cost was \$28,727. Comments have been almost universally favorable, and the gravel seems to be holding up well so far. One Audi owner reported undercarriage damage after crossing the new 3" speed bump.

6. Marina Gate.

As previously reported, two contractors offered proposals for a DoorKing barrier gate. The P&H Committee then recommended against the DoorKing barrier gate, due to gate arm breakaway issues. Proposals were subsequently sought from other vendors for replacement motor mechanisms to operate the existing swing gate, along with a new card/fob reader. Two proposals have been received, and one vendor declined to bid. A separate Motion Request contains a recommended award.

7. Marina Security Camera System

As a preliminary to resuming work on upgrading the security camera system at the Marina, internet service was installed by Verizon FIOS from Bay View Drive East to the vicinity of Slip #1, with router and modem in a small metal box attached to the sign posts. A larger cabinet will soon be installed. The monthly Verizon charge is \$149.99, plus \$15/month for modem rental until HSIA installs its own mesh modem. Service speed is 300M/300M. AMP Security Services (Al Parkinson) has acquired the cameras needed and ordered the antennae required to link the system. Camera and antenna units are being assembled offsite and will be installed over the summer months.

8. Sand Spit Living Shoreline Project.

Following HSIA Board approval last month, a contract was executed with ESA for a 20% Concept Plan design (copy forwarded separately). A Memorandum of Understanding was negotiated with Arundel Rivers Federation (copy forwarded separately).

The 20% Concept Plan design work kicked off with a very productive, on-site working meeting on Wednesday June 23rd attended by representatives from ESA, the Federation, Chesapeake Bay Trust (CBT), and HSIA (Kevin Green and Steve Vanderbosch). CBT has expressed interest in incorporating oyster reef balls into the Sand Spit Living Shoreline project and was invited to attend.

Attendees spent over two hours on site, making observations and sketches, taking preliminary measurements of water depths, and discussing living shoreline concepts and possibilities, including size and location of segmented breakwaters, marsh creation, and feasibility of upland BMPs (small rain gardens and conservation plantings) along the Sand Spit. Since this is over a 500' long project, the review process could take in excess of 270 days.

Steve Vanderbosch moved the board award a contract to Custom Access and Security to replace the Marina gate operator and access system, per its 6/17/21 proposal, at a cost not to exceed \$13,000, including 200 programmed key fobs. Phil Jones seconded the motion. Mike Wurst asked why the prior selected vendor and product style would not work and it had to do with the selected breakaway arm would not prevent folks from getting in/out. Phil Jones asked if we could program additional fobs locally, but that is not yet known. **Vote taken – unanimously approved.**

PERMITS: Dave Miles reported that 106 Pinecrest has a stop work order posted for the demo work. The trash/demo accumulation needs to be checked on by the county health department. Dave also mentioned that in order to be aligned with the county permitting rules, any fence over 6' or on the perimeter of a corner lot would need to submit for both county and Hillsmere permits.

BEACH: Maureen Sherer reported as follows:

1. Replacement slide and slide part were installed at the west play lot by the All Recreation contractor June 2 – 3. The spiral slide was removed. All Recreation no longer has a suitable replacement.
2. Ladybug structure, east play lot: Paulette Schwallenberg repainted the Ladybug (2 coats), finishing June 2. Tom Schwallenberg helped her cordon off the area with plastic fencing.
3. The 4 new Beach signs (2 near both entrance gates) were installed by Signs by Tomorrow.
4. Jellyfish nets: Joe Guido quoted \$150/hour, and estimated it would take about 3 hours. Mike Waters approved the expenditure for letting down the jellyfish nets. Joe Guido did this job on June 22, 2021. It took him about 1.5 hours. He was very conscientious, & collected all the old zip-ties so they would not end up as plastic pollution in the river. There were 3 gaping holes in the nets on the far end of the rectangular enclosure (short side of the rectangle). He did a good job of “sewing” these holes closed using zip-ties. He said the nets were in pretty good condition overall. (While he was working, I noticed there was already one jellyfish in the enclosure that I could see.)
5. The second new grill was installed at the Walker Pavilion on June 23, 2021 by Phil Jones and Tommy Grierson.
6. Trash check-ups: As of Sunday, June 20, the Beach Committee members have covered 56 check-ups. If we had to pay for these at the \$10/check-up rate, this would have cost \$560. Many thanks to Royce Bradshaw, Paul Leckinger, and Paulette Schwallenberg who have generously volunteered multiple times to perform these check-ups. I've filled in for the odd time slots that were left.
7. Phragmites removal: The Vegetation Management Plan was submitted to AA County Critical Area Program, June 23. A copy is attached.

8. Need for a Spanish translation of the Beach Rules: Some issues have arisen, perhaps from a language barrier. Going forward, it seems it will be helpful to have a Spanish translation for both the Beach Rules and the guideline information which is given to residents who reserve the pavilion. Can anyone volunteer to do this translating, or suggest someone to do this?

9. Recreational Water Quality Testing: Both the AA County Health Department and Arundel Rivers Federation (ARF) tested the beach water on June 9 with very different results, summarized below.

Testing Group	Enterococci Count, CFU/100 mL
AA Cty Health Dept	49
Arundel Rivers Federation	107
EPA acceptable level	≤ 104

As a first step in unraveling this, I had a lengthy and helpful consultation with the Director of the AACC Environmental Center (who is also a microbiologist), and am following through with consulting the Health Department and ARF.

10. Sand replenishment (beach nourishment) for protected swim area: Still no date scheduled for the requested site visit by MD Dept of Environment.

11. Sink hole: The sink hole near the west corner of the concrete bulkhead is reappearing. I will look into the records of the previous work done there in order to begin forming a remediation plan. This could fit in with the sand replenishment in that area.

12. Picnic table benches, Walker Pavilion: Three of the picnic table benches are missing their center supports. Tommy Grierson has been engaged to replace these supports.

13. Meetings: A Beach Committee meeting was held on June 15, 2021. The next meeting is Tuesday, July 13, 6 PM, at the Walker Pavilion.

SECURITY/ZONING: Claire Corcoran reported on the status of the Hillsmere Drive repaving project initiated by the county. The county has graded the current condition of Hillsmere Drive a “C”, and is planning to mill and repave a minimal 2”, this reduces more expense costs later if the road deteriorates more. The paving will take place from the beach entrance up until the entrance of the QWP. Paving from the QWP entrance to Forest Drive will take place after the water connection is made for the new development work adjacent to the park. Claire has asked the county to come back and grade the secondary and tertiary roads since they are most likely the original paving when the county took the roads over. If the county agrees to add them to their future plan, we are probably looking at 3-5 years out to having the side roads done, or phased in.

In regards to security, Heather is working out pretty well. As of July 1st, a new procedure will be put in place for those that have a sticker, but refuse to put it on their car. They will be issued a 3x5 index card and required to put their current year sticker on that card, as well as writing the make/model and color of their car and asked to display on their dashboard.

ENVIRONMENTAL: Mike Waters mentioned that Kevin Green has more tree funding and to reach out to him for any new candidate locations.

There being no further business, the meeting adjourned at 9:00 pm.

Respectfully submitted,

Mike Wurst
Secretary