

**HSIA BOARD MEETING  
VIRTUALLY VIA ZOOM  
March 25, 2021**

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

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Phyllis Saroff, Kevin Green, Danielle Franz,

The meeting began at 7:04 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. Claire Corcoran asked for Security to be added to the Agenda. Phil Jones stated that we need to make sure we get to the Beach Motion tonight.

**MINUTES:** Steve Vanderbosch moved the Board approve the February Board meeting minutes with the following change:

- **President's Report, #4, delete amount of insurance coverage**

**Phil Jones seconded the motion. Vote taken – unanimously approved.**

**TREASURER'S REPORT:** Gene Gross reported that we have \$250,311.89 in the Operating Account; \$400,397.67 in the money market accounts; \$567,215.99 in the Special Tax Account; for a total of \$1,217,925.55 as of February 28, 2021. Gene reported that an RFP has gone out for grass cutting. Mike Waters will walk our properties with interested contractors on Tuesday, March 30.

**SECRETARY'S REPORT:** Mike Wurst not present. Mike Waters reported that we have challenges with email service.

**ADMINISTRATIVE REPORT:** Jean Somers reported that Dumpster Days is rescheduled to October 22 and 23. No Easter Egg Hunt this year due to Covid. The VOIP Hillsmere phone is working again. Jean is working on email issues with Mike Wurst. We received the 2021-2022 Offshore Blind Renewal Form. In the past, Hillsmere would obtain the Offshore Blind from the beach to the sandspit. HSIA is contacting the residents before obtaining the Offshore Blind. Chris Grim is working on obtaining permission from E. Bay View Drive residents.

**WATERSHED REPORT:** Mike Waters recognized Phyllis Saroff. Phyllis introduced herself and mentioned she recently joined the Watershed Steward Academy for Anne Arundel County. Phyllis' project is targeted at the Beach Drive boat ramp, where there is a small swale where 20 trees can be planted. The costs will be low. Planting will be done through volunteers from the community. Steve Vanderbosch welcomes the continued improvement of the area. Steve plans to replace the boat

ramp driveway and will coordinate with Phyllis to make sure Piers & Harbor plans work well with Phyllis' plans.

**PRESIDENT'S REPORT:** Mike Waters reported as follows:

1. Signed three-year contract with Welspryng for raingarden maintenance: 2021 @ \$14,936, 2022 @ \$13,964, and 2023 @ \$12,911.
2. Yumkas, Vidmar, Sweeney & Mulrenin responded to Evans Law concerning storm water drainage between 99 and 101 Lake View Drive. Our position is that there is no evidence that HSIA owns the drainage easement and therefore HSIA has no responsibility to maintain the area.
3. The owner of 405 Hillsmere Drive is being represented by Tarrant H. Lomax, Esq., P.C. concerning his building an unpermitted garage. Yumkas, Vidmar, Sweeney & Mulrenin are forwarding HSIA's correspondence and reference documentation.
4. Yumkas, Vidmar, Sweeney & Mulrenin have been asked to advise the Board on applying the Covenant's fifteen-foot setback. David Miles and Mike Waters are providing reference documentation, which includes the history of previous waiver requests.
5. Anna and Chris Inglis sent a detailed and constructive letter noting their concerns about their variance request for 605 Hillsmere Drive. The letter offers specific suggestions to be discussed.
6. Encouraging cooperation between Committees on gravel maintenance (note Piers and Harbor report)
7. Encouraging cooperation between Committees on signage
8. Some Garden Club members (Chloe Griffis and Leigh Gruber) are exploring the notion of establishing a community garden.
9. Pending, contracting a reserve study for all non-piers and harbor assets
10. A pleasant result of the lockdown is the significant increase in Frisbee playing on the Pool field. Dan Wittig and Ed Maurer have offered to manage a four-hole field disc golf course on the field. Cost is \$650. A PowerPoint presentation is available that justifies the project, outlines the rules, and shows the baskets' proposed location. **Jay Harper moved the Board approve the purchase of four disc golf baskets in the amount of \$650 to be paid out of Special Tax funds. Gene Gross seconded the motion. Vote taken – unanimously approved.**

**OLD BUSINESS:**

1. **Maureen Sherer moved the Board approve the General Rules as presented, to add #2.33, "No trailers allowed at the Beach parking lot". Phil Jones seconded the motion.** Discussion. Steve Vanderbosch asked what the effective date is and can we get notice to the community in the April Sea Breeze? Maureen will send to the Sea Breeze editor for inclusion. **Vote taken – unanimously approved.**
2. Easter Egg Hunt –Jay Harper reported that the County guidelines kept us from approving the Easter Egg Hunt this year. Jay Harper, Maureen Sherer, and Mike Wurst will stay on committee to approve or disapprove recreational events.

**COMMUNITY HOUSE:** Tom Schwallenberg not present. Mike Waters reported on the RFP for the community house. Mike is requesting the RFP be revised to get a wider audience. RFP will be brought back to the Board for approval. Mike Waters requested Phil Jones join the House

Committee. Phil Jones mentioned we need to provide two options to the community. Discussion of previous options, to include closing in the carport. Mike Waters said that pre-Covid, we had a very active Community House Committee of about nine members. At that time, the House Committee didn't see a need to endorse the carport plan. Phil does not think we need an RFP for an architect. Do we really need an architect? Mike Waters hopes to have an individual to represent us throughout the house project. Steve is sympathetic to Tom's efforts. Steve recommends a design build with contractors submitting bids, but if we need to give two options to the community, we need an architect for conceptual designs.

**POOL:** Danielle Franz reported that we have a revised contract from Anchor Aquatic and it included verbiage in case we don't open this season. Operations are not under any limited capacity, but trying to figure out what that looks like with social distancing and CDC guidelines. Members may be able to bring guests this season. Anchor reported that we will be able to use pool furniture this season, but guards won't be cleaning furniture. We received an invoice for our online gate system web-based application in the amount of \$2000. This system allows real-time numbers and members can put pictures on the account. We used to spend \$1000 on pool cards. Danielle is requesting Board approve for the \$2000 for the pool entry system. Discussion. **Maureen Sherer moved the Board approve the annual renewal of the pool entry software in the amount of \$2,000. Phil Jones seconded the motion. Vote taken – unanimously approved.** Steve Vanderbosch mentioned that an RFP should be issued in the summer for pool management companies.

**BEACH: Maureen Sherer moved the Board approve the purchase of:**

**(1) New, replacement playground slides/slides parts including 360 Spiral Slide, S Tube Slide, and 270 Spiral Slide for \$7,950.17.**

**(2) Removal and disposal of existing parts, and installation of new parts for \$4,805.00.**

**(3) Sales tax for \$477.01.**

**(4) Freight for \$1,067.82.**

**Total = \$14,300.00**

**Steve Vanderbosch seconded the motion.** Discussion. Maureen reported that these slide parts are required to replace broken parts and to return the playground equipment to a safe operating condition. Gene Gross asked when will we be replacing the playground in its entirety? Maureen answered that the equipment needs to be fixed in a timely fashion because someone could get hurt. Maureen doesn't think we're at the point of entire replacement yet. **Vote taken – unanimously approved.** Following is Maureen Sherer's Beach Report:

- **Trash** -Overflowing trash cans have been a frequent problem these past couple of months. Maureen has called Tommy on several occasions. The nature of the trash is generally large pizza boxes and large bags of refuse sandwich boxes from fast food restaurants. However, last Saturday, the trash can on the west end near the parking lot was overflowing with dog poop bags. – There were several filled poop bags on the ground near the trash can, which is quite near the children's play area. Tommy tells me dog poop is frequently in the trash. Phil recently replaced a missing trash lid from the small pavilion area. Probably someone took the lid off to

stuff a large bag, didn't get the lid back on properly, and it blew away. Also, it seems recycling and ordinary trash may be comingled. Am in the process of verifying this.

- **Playground & Equipment** – Here are the details of Maureen's previous motion to approve the purchase of playground equipment from All Recreation, Inc. for the replacement slide panels/slides.

Parts	\$7,950.17
Installation & removal of old parts	\$4,805.00
Tax	\$477.01
Shipping	\$1,067.82
Total	\$14,300.00

Phil is working on a fix for the broken teeter-totter. Phil fixed the damaged rope along the parking lot. The replacement bench slats arrived some time ago and will need to be installed this spring. Phil checked with the AA County Permits Office & found that if cement slabs are used, they must be buried 18 inches below grade. We can probably find a work around to relieve the stress on the slats, following the advice of the rep from All Recreation who inspected the benches last fall. He believes the bolts were tightened too much, & this stressed them unduly. In certain cases where levelling is an issue, shims could be used. The plastic fencing at the top of the beach steps is torn and will be replaced soon. The water (at the rinse station) will be turned on again in early May, after the danger of a freeze.

- **Spring Landscaping** -- Fortunately, all the trees we planted in October are still standing. Hopefully, they will leaf out. All trees in the grassy areas will be mulched to protect their roots and to spare their trunks from lawn mower/weed whacker encounters. Some trees had some dead branches last summer. An arborist will remove the dead branches after leaf-out.
- **New Signage** -Once the Board approves the HSIA Rules (of which the Beach Rules are a subset) revision, Jean Somers and Claire Corcoran will join with the Beach Committee in designing some new signs for the Beach. These signs will be the characteristic green color to blend with other Hillsmere signs, such as at the entrance to our community.
- **Beach Nourishment & draft permit application** - As you know, the MDE Shoreline Erosion Office agreed to give us feedback on a draft permit application to nourish the beach with sand and redistribute sand. This is a work in progress. Additionally, we have asked Gary Coombe, who attended the February HSIA Board meeting, to contact some suppliers of sand to ask these questions: (1) Can the supplier reasonably match the existing sand at the Hillsmere Beach? (2) Price of sand? (We are not asking for a bid at this point, just "ball park" info) (3) Can the supplier provide front-end loader services to distribute the sand? If so, what is the price? (4) Does the supplier have experience working on MD Dept of Environment-permitted shoreline projects?

**INFORMATION TECHNOLOGY:** Jay Harper – nothing to report.

**PIERS & HARBOR:** Steve Vanderbosch reported on signage -- sent a proof for signage. Signs will be black and white. Living shoreline at the marina – Steve needs a sense of what the Board and community would like to have. Steve reported as follows:

### **MARINA OPERATIONS**

- After a delay due to a plumber scheduling mix up, the Marina Water and Pump Out Systems are scheduled to be re-activated on March 26<sup>th</sup>, and should be back in operation, with any unexpected leaks fixed. A few faucets will still need to be replaced.
- The Porta-Potty was delivered on March 19<sup>th</sup>.
- There was hardly any need for the use of ice eaters this past winter. We have again hired Blue Heron Property Services to remove all 24 units, power-wash them, and return them all to storage. Removal is scheduled for April 7<sup>th</sup>.
- We have had two contractors on-site (and are seeking others) to provide estimates for remediation of the gravel travel lane at the Marina and/or installation of pavers.
- Payments for Slips were due March 1. As of March 25, about 20 slip holders had not paid their slip fees for 2021. Those who pay late face a \$50 late fee; those who have not paid by April 1 may forfeit their slips.
- Locks to the Boat Ramps and Boat Park will be changed on April 1! Keys for the Marina Carts and Pump out remain unchanged.
- We have ordered new signs for the Ramps.

### **WAITING LISTS:**

- **Slips.** There are about 20 people on the active Slips Wait List interested in a slip this season, and we hope to offer all of them a slip at some point.
- **Boat Park.** There are about 20 people on the Boat Park Wait List, many of whom did not reply to offers of a space in 2020. Payments for Boat Park space renewals are due by April 1.
- **Kayak Racks.** The Kayak Rack Wait List has about 15 people seeking storage spots at the various Racks. Payments for Kayak Rack renewals are due by APRIL 1.

### **LIVING SHORELINE AT THE MARINA.**

We will be continuing to discuss and explore the feasibility, costs, and potential for grant funding for the creation of a living shoreline along the Sand Spit at the Marina. This would involve the design and construction of several segmented, low-level, stone breakwaters about 20-40 feet off the Sand Spit bulkhead/riprap facing the South River. The area between the bulkhead and the breakwaters would be in-filled with sand and planted with native grasses, creating a tidal marsh/habitat area.

*Your feedback on this potential project is welcomed!*

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan reported on the demolishing of the house at the Retreat. ANPF went to the County Executive to discuss the Discovery Village. The Annapolis Rowing Club doesn't really like the possible rowing sight at Quiet Waters Park.

**ENVIRONMENTAL:** Kevin Green reported that he is working with Steve on some Piers & Harbor initiatives and other watershed steward projects.

**SECURITY:** Claire Corcoran reported on personnel issues. Talking to Stay Alert Security to have more coverage of the beach moving into the warmer weather.

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

Respectfully submitted,

Jean Somers  
Administrator