

**HSIA BOARD MEETING  
VIRTUALLY VIA ZOOM  
November 18th, 2021**

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

**ADMINISTRATIVE STAFF:** Jean Somers could not attend due to a family funeral, Mike Wurst taking minutes

**GUESTS:** Tom and Mary Lou Bourne, residents

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:** Steve Vanderbosch moved the Board approve the amended October Board meeting minutes. Phil Jones seconded the motion. Vote taken – unanimously approved.

**TREASURER’S REPORT:** Gene reviewed the October snapshot, recapping \$429,239 in the operating account, \$400,427 in the money market account, and \$472,876 in special accounts. The total of all combined funds is \$1,302,543.99. Teresa Sutherland has officially accepted the role of Treasurer’s Assistant. Steve Vanderbosch asked if the month to month snapshot of the financial report to be available as it has in the past.

**SECRETARY’S REPORT:** Mike Wurst recapped the current Google stats for those that are searching up beaches near Annapolis and how that triggers site visits to the google page for the HSIA beach. Discussion on in-person meetings for 2022, the consensus of the board was to request to schedule meetings at the Key School for 2022 with the understanding that some sort of virtual option will probably still need to be provided for both some board members and the community. We will plan to host some modified Come and Get it Day at the Key School, details for that plan will be developed.

**ADMINISTRATIVE REPORT:** None, covered by Secretary in this meeting.

**OLD BUSINESS:** Board reviewed the variance request for 464 Poplar Lane. This request was initially presented to the board in the October 2021 meeting. Documentation was provided to each board member prior to the October 2021 board meeting for review. This is a corner lot with no current structure. More discussion on the request. **Steve Vanderbosch moved the board to deny the variance request of the covenant setback. Phil Jones Seconded. Vote taken – (In favor – Gene Gross, Steve Vanderbosch, Phil Jones, Mike Wurst, Ray Sullivan. Opposed – Claire Corcoran, Maureen Sherer.) Motion Passed**

**NEW BUSINESS:** Tom and Mary Lou Bourne asked questions related to a tree that is on the property line adjacent to the kayak ramp. The Bournes are concerned that it will fall on their property and home due to its current condition. The Bournes also stated that they had an estimate of \$1,500 to take the

tree down, but since they feel it is on HSIA property, the board should approve paying for the removal. Mike Waters suggested having a certified arborist take a look at the tree to determine if it should come down to determine next steps. The board is not confident that it resides on HSIA property, a survey would probably be needed to determine the exact property line location. Steve Vanderbosch mentioned that the tree removal would most likely require a vegetation plan since the tree sits in the critical area.

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

1. Discussion on beach parking gate and lot issues damaged by paving contractors who were hired by the County. Calls to the CEO, Ryan Blade, are not being returned. The gate was attempted to be painted and straightened out by the contractor. Claire has had numerous conversations with the county and contractors on a resolution, only to be referred to the contractor's risk management group. Board discussed next steps. Consensus was that too much time has passed and any resolution would still not meet our requests.
2. Key School discussion with Kate Austin about speeding and parking concerns. Kate confirmed that parking should not occur on Tayman for student pickup. The Key School has a one and done rule for speeding for students on Harbor and Hillsmere.
3. Pool Contract – Mike Waters stated that there has been no movement on drafting a new RFP for the pool and due to the current date in the year, was looking to renew the current contract. **Mike Waters move the board approve the current Anchor Aquatics contract for \$79,995.—for the 2022 season. Mike Wurst seconded. Vote taken – unanimously approved.** Steve Vanderbosch requested that a firm date be selected for a new RFP, as this has been talked about for the past 2 years with no movement. Mike Waters provided April 2022 as the deadline date for drafting the 2023 RFP.
4. Discussion on Welspring raingarden maintenance contract to include the living shoreline at the beach. Much discussion on who should have the oversight, beach committee, or shoreline conservation. Mike Waters is looking for an inclusive contract that can have oversight by the shoreline conservation committee. Beach committee is not in favor at this time to merge that into the raingarden contract. Mike Waters asked Gene Gross to work on a definition on what the responsibility of the shore line conservation committee needs to be.

**SECURITY:** Claire reviewed current staffing personnel for security and plan going into the winter months. **Claire moved the board to raise the hourly rate for security from \$22.50 to \$23.50, with a holiday rate of \$33.50 /hour. Phil Jones seconded the motion.** Mike Wurst asked for the contract to clarify what dates we are considering to be "holiday" pay. **Vote taken – unanimously approved.** Claire was going to get those dates into the contract. More discussion on current budget for security and needing some flexibility to attract quality guards with consistent expectations. **Gene Gross moved that the board allow Claire to have the authority to go up to \$35/hour for coverage, but not to exceed the \$70,000 for the current budget year. Phill Jones Seconded.** The current contract is month to month for security. **Vote taken – unanimously approved.**

**POOL:** Paydirt, LLC will be providing crushed bluestone for the parking lot and entrance to the pool. Previously approved in a prior meeting.

**PIERS AND HARBORS:** Steve submitted his report via email. Paydirt has been hired to come and fix some of the soil that was displaced after the last localized high tide/flooding event. **Steve Vanderbosch moved the board to approve payment of an invoice from Allied Well Drilling in the amount of \$1,597 for the repair of the Marina well pump and control unit. Mike Wurst seconded the motion.** The well pump control unit will be raised in the future to remove it from the flood zone. **Vote taken – unanimously approved.**

**ANNAPOLIS PENINSULA:** Ray Sullivan reported on the continued violations at the Parkside Preserve. Discussion on having Mike Waters sign a letter reflecting HSIA’s stance on the environmental concerns and lack of enforcement. Ray will draft a letter to send to the County Executive office.

**PERMITS:** Mike Waters reported there are currently 13 active permits. Phil Jones provided some historical context related to the Harbor Drive/Fogle Drive plot of land on Lake Hillsmere that may belong to HSIA. Mike Waters asked Phil to draft a letter to send to the Lake Hillsmere Resident group to get ahead of any adverse possession ruling in the future. We may need to hire someone to perform a title search.

**BEACH:** Maureen emailed her beach recap. The upcoming Santa Caravan event will end at the beach. Request from the organizing group to provide propane heaters, which the board is in agreement with. Maureen reviewed a request from the Arundel Rivers Federation, looking to host a Polar Plunge Kickoff Event that was looking to host at the beach on December 7th. The board was concerned with participants on our property in the cold water. It was suggested that they would need to provide a waiver or insurance certification from Arundel Rivers Federation, or have each participant sign a waiver on the risk of the cold water event.

**ZONING:** Claire reviewed the continued frustration with the County on lack of enforcement. There has been some email communication with the County Executive’s staff, but nothing firm in terms of how they are going to enforce continued code/law infractions.

There being no further business, the meeting adjourned at 9:27 pm.

Respectfully submitted,

Mike Wurst  
Secretary