

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
March 31, 2022**

BOARD MEMBERS PRESENT: Mike Wurst, Claire Corcoran, Gene Gross, Kevin Green, Adam Blugis, Christian Elkington, Ray Sullivan, Maureen Sherer (joining virtually) - (Absent: Mike Waters, Steve Vanderbosch, Tim Cantor)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Tom Schwallenberg, Tom Anderson, Danielle Franz (joining virtually)

The meeting began at 7:03 pm.

AGENDA: Mike Wurst asked if there were any changes to the Agenda. Add mosquito spraying. Mike Wurst welcomed and introduced Tom Anderson. Tom is willing to take on permits and become the Permit Chair.

MINUTES: Mike Wurst moved the Board approve the February Board meeting minutes. Christian Elkington seconded the motion. **Vote taken – unanimously approved (Ray Sullivan abstained).**

TREASURER’S REPORT: Gene Gross reported that we have \$444,226.97 in the Operating Account checking account; \$400,442.29 in the money market accounts; for a total of \$844,669.26 in the Operating Account; \$416,958.25 in the Special Tax Account; for a grand total of \$1,261,627.51. This does include Come And Get It Day deposits. **Gene Gross moved we eliminate all paperwork for in-person Board meetings. Adam Blugis seconded the motion. Vote taken – unanimously approved.**

SECRETARY: Mike Wurst thanked everyone for meeting in-person and he said it was great to see everyone. Mike is working with equipment so that members can meet virtually if they don’t want to join in-person. The equipment set up for tonight’s meeting is Mike’s personal equipment. Mike Wurst would like to purchase equipment to allow members to join virtually moving forward. **Mike Wurst moved:**

1. **In order to provide more flexibility to the community to participate in meetings either in person or virtually, the HSIA Board authorizes up to \$2,200 of HSIA Special Tax Funds to procure conference room meeting A/V equipment and a laptop running the latest Windows 11 software and current virus scan package.**
2. **The Communications Chair will be responsible for keeping track of the equipment. Any other HSIA Committee can request to use the equipment for any of their meetings or scheduled events where the equipment may be useful to them.**

Ray Sullivan seconded the motion. Vote taken – unanimously approved.

ADMINISTRATIVE REPORT: Jean Somers reported as follows:

1. Donna Shuman is helping with the processing of incoming mail; issuing stickers, boat ramp key, and processing pool memberships.
2. Leash Law signage revisited – A resident is requesting we mount leash law signage at the pool property. This was discussed at last month’s board meeting. Mike Waters wanted more time to collect more information. Steve Vanderbosch has an extra sign. Claire Corcoran suggests we

mount the sign we have along Harbor Drive. Mike Wurst will get the sign from Steve and mount it.

3. Crystal Monkman and a group of moms would like to host an Easter Egg Hunt at the beach on April 16 at 10 am. Does the Covid Committee approve? Approval given for the Easter Egg Hunt.
4. The cancellation of Dumpster Days was reported in the April *Sea Breeze*. No explanation was given.
5. We've received paperwork for the Mosquito Spraying program. Does the Board want to continue with this program? Mike Wurst said we should continue as is. If a group wants to get together to revisit this for next year, they can do so. Kevin Green will opt out Hillsmere areas that the spray could hurt or damage.

PRESIDENT'S REPORT:

1. Welspryng's agreement is being amended to maintain beach living shoreline and entrance area effective March 1.
2. Forming nominating committee for officer's election in November 2022 – Robin Clark has accepted.
3. Steve Vanderbosch and Kevin Green working on RFP for project manager
4. Pending – new attorney to replace David Plott.
5. Claire Corcoran reported that repairs to beach property are not resolved yet.
6. Pending – Department of Public Works paving schedule. Claire Corcoran is speaking with the County about paving Beach Drive. The County said Harbor Drive needs to be done first because Beach Drive is not bad compared to Harbor Drive. Claire disagrees.
7. Pending – RFP for 2023 – 2025 Pool maintenance and operation
8. Pending – ad-hoc committee to search for reserve study firm for all non-piers and harbor assets.

COVID-19 COMMITTEE: Nothing to report.

POOL: Nothing to report.

COMMUNITY HOUSE: Tom Schwallenberg presented two proposed floor plans for the community house – one with an open carport and one with a closed carport. The Committee looked at architects. If anyone knows a contractor that would like to bid on the project, please contact Tom. The Committee is working on costs.

PIER S & HARBOR:

1. Living Shoreline. As we previously reported and discussed, the Hillsmere Sand Spit Living Shoreline Project ("Project") was not selected for funding under the 2022 DNR Watershed Assistance Grant Program. We are still awaiting a debriefing on the reasons our application was not selected. Meanwhile, we are proceeding with Plan B: an application to the Anne Arundel County Watershed Restoration Grant Program has been submitted, and we are awaiting a decision.
2. Marina Operations.
 - The Marina Water System was re-activated by Heidler Plumbing on March 21st, with one broken pipe on A Dock fixed on March 23rd.
 - Four water line cut-off valves used to isolate portions of the Water System have corroded, are practically unusable and need to be replaced. Heidler has submitted a bid of \$1,875 for four

installed brass valves. **Adam Blugis moved the Board approve the expenditure of up to \$2,000 to Heidler Plumbing for the repair of the Marina Water System by replacing four water line cut-off valves with brass valves. Mike Wurst seconded the motion. Vote taken – unanimously approved.**

- The Pump Out System could not be re-activated and appears to be a late-discovered casualty of the flood tide of October 30, 2021. Water apparently infiltrated into the electric motor, which had continued operating through November 2021, but then appears to have corroded and seized up while shut down over the winter. Keco submitted a bid of \$944.85 for a new motor. **Adam Blugis moved the Board approve the purchase of a replacement electric motor for the Marina Pump Out System from Keco Pump and Equipment in the amount of \$944.85 (including delivery). Gene Gross seconded the motion. Vote taken – unanimously approved.** Installation will be accomplished with assistance from Leight Electric.
 - The Porta-Potty was delivered to the Marina in early March.
 - Ice Eaters once again saw little use over this past winter. And we again hired Blue Heron Property Services to remove all 23 installed units, pressure-wash them, and return them all to storage on March 25th.
 - Plans are in the works to make a series of minor improvements to all slips, including: replacing damaged/missing piling caps; adding wooden line hangers on the outer pilings of all slips; and stringing or restringing guide lines between slips.
 - The second speed bump at the Marina has been leveled a bit with the assistance of Eric Cook.
 - Locks at the Boat Ramps and Boat Park will be changed on April 1st.
3. **Slips Assignments.** Thanks to Jean Somers and Donna Shuman processing invoices so quickly this year, all eleven (11) available slips have been assigned prior to April 1st – an apparent record! It also appears that the increased late fees for slip payments worked well to encourage timely payments.
4. **Boat Lifts.** The P&H Committee will be discussing the feasibility and costs of installing additional boat lifts at the Marina. The eight (8) lifts installed three years ago on C Dock have proven to be very popular, and they seem to be well-accepted by the Hillsmere Community. There is a Lift Slip Wait List of 11 people wanting lift slips. The two locations to be considered are: (1) on the remainder of C Dock, installing similarly sized lifts, and (2) at the beginning of A Dock, installing slightly larger lifts. Any new lifts in either location will require the installation of additional pilings, which will increase costs slightly. And unsurprisingly, lift costs have increased over the last 3 years. Boat Lifts Unlimited (“BLU”) has suggested applying now for a permit to cover all possible locations for new lifts, since the process can take 4 to 6 months, but once obtained the permit is valid for 3 years. Applying for a permit is not a decision to install, it merely speeds up the process a bit. BLU has quoted a cost of \$1,818 for a broad permit. **Adam Blugis moved the Board authorize Boat Lifts Unlimited, Inc. to apply for permits for the installation of additional boat lifts at the Hillsmere Marina at an estimated permitting cost of \$1,818. Kevin Green seconded the motion. Vote taken – unanimously approved.** After thorough discussion and community notice and input, the Board can make a decision at the appropriate time whether, where and how many (if any) additional boat lifts to install.

BEACH: Maureen Sherer reported as follows:

1. **Picnic table replacements:** The manufacturer (Belson Outdoors) has revised the shipping date from March to around May 5, 2022. We will get approximately 24 hours advance notice from the

shipping company stating just when the tables will arrive at the Hillsmere House. Maureen will need a volunteer to receive the two tables, and she will need volunteers to assemble the tables. Tommy Grierson has agreed to help and use his truck to transport the tables to the Beach. While Tommy knows the approximate arrival date of the tables, he will have to schedule helping us around his work schedule. He will be very busy by early May. Kevin Green volunteered to meet the truck at the community house.

2. **Rope fencing:** The roping at the Beach is broken in several places, and generally looks rather shabby and mildewed. We need a plan to deal with this fencing. Nylon roping is a possibility. Some Beach Committee members suggest we use wire cable. Alternatively, we could use more wooden posts (& no roping) so that cars could not fit between the spacing of the posts. This has the advantage of being low maintenance, and rather vandal-proof. (Roping has been stolen in the past.) Discussion to purchase new rope.
3. **Grounds keeping:** Tommy Grierson will be doing some general grounds keeping such as removing fallen branches, weeding the garden around the main sign, and weeding around & mulching the young trees.
4. **Volley ball court maintenance:** The court is becoming overgrown with weed grasses around its edges, and likely needs some additional sand. The plastic board borders have become tripping hazards for players. Dave Fredlund is offering advice on the best ways of dealing with these issues.
5. **Beach rule revision discussion:** The Beach Committee thinks it's advisable to draft a rule specifically disallowing commercial events at the Beach.
6. **Sand replenishment for protected swim area:** I have contacted 3 sand providers. Two are in the process of providing estimates, one company has replied that it is only interested in bigger projects.

SECURITY: Claire Corcoran gave a report on security coverage.

ZONING: Claire Corcoran reported that 127 W. Bay View Drive has been bulldozed. A county permit and an HSIA permit has been issued. Claire reported on two issues on Tayman Drive.

ENVIRONMENTAL: Kevin Green reported that we are planning for spring plantings. We're hopeful on grant money for the living shoreline.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported that Lidl closed on property on Bay Ridge Road. Pollution has stopped at the Parkside Preserve.

PERMITS: Mike Waters will notify George Buss that the Board does not have an issue and no variance is needed for his building permit.

There being no further business, the meeting adjourned at 8:55 pm.

Respectfully submitted,

Jean Somers
Administrator