

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
June 30, 2022**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Helene Raven, Tom Anderson

The meeting was called to order at 7:05 pm.

AGENDA: Mike Waters asked if there were any changes to his proposed Agenda. No changes.

MINUTES: Steve Vanderbosch moved the Board approve the May Board meeting minutes. Ray Sullivan seconded the motion. Vote taken – unanimously approved. Steve Vanderbosch moved the Board approve the May Closed Meeting minutes as amended. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

TREASURER’S REPORT: Gene Gross not present. No Treasurer’s Report. Gene Gross will get reports soon. The Budget Process will begin in August.

SECRETARY: Mike Wurst reported that he has one dog leash sign left if anyone wants it. We sent out a mass communication email about the house fire in Hillsmere and the family’s needs.

ADMINISTRATIVE REPORT: Jean Somers reported as follows:

1. Mosquito Spraying – we did not make it onto the schedule for mosquito spraying for this year. Routes are first-come, first-served and filled up fast. There is a shortage of drivers and this meant less communities could be serviced this year.
2. Next Happy Hour is Friday, July 15. Jean needs one more person to sign the one-day liquor license application. Needs to be present at the event.
3. Contacted our State Farm Insurance agent to inquire if we have adequate insurance to cover our Happy Hour events. Yes, we do, especially because our events are BYOB and we are not providing alcohol.
4. July 4th Bike Parade – does anyone know who is coordinating it?
5. Entrance Garden – we had a complaint from a resident and the resident requested we please have someone weed and plant the front garden. At a previous meeting, Mike Waters said the Garden Club will come up with a plan for the entrance garden and he would give the plan to Welspryng. Mike Waters will notify Welspryng to weed the garden.

PRESIDENT’S REPORT: Mike Waters reported as follows:

- July Board presenter

1. Corporal Danielle Daywalt #1868, Southern District P.A.C.T. Officer, Anne Arundel County Police Department, 35 Stepneys Lane, Edgewater, MD 21037 (c) 443-795-2273
- New Permits Chair, Tom Anderson – turn over complete · Temporary site: <http://hillsmere.org/Permits/>
 - New Reserve Study working group headed by Helene Raven
 1. Identify reserve study firm for all non-piers and harbor assets
 2. Present long-term budget model and analysis
 - Nominating Committee Chair, Robin Clark Eilenberg, will solicit for officer candidates starting in July/August Seabreeze
 - Entrance gardens are being redesigned by the Garden Club
 - Pending – RFP for 2023 – 2025 Pool maintenance and operation
 - Pending – Nominate Social Committee Chairperson (special thanks to Noel Gasparin for organizing beach happy hours)

COVID COMMITTEE: Nothing to report.

PERMITS: Tom Anderson would like to consolidate permit info for community residents. Tom provided a spreadsheet with action items and status report. Tom will submit a status report every month.

POOL: Danielle Franz not present. Danielle requested the Board consider the Pool Committee’s motion to approve funds for a July 4th pool party. **Ray Sullivan moved the Board approve \$1500 (already budgeted) for the July 4th pool party. Steve Vanderbosch seconded the motion. Vote taken – unanimously approved.** Mike Waters reported that the pool is working really well. All contracts are signed. A resident reported using the pool on one of the non-member days and said it was lovely. Maureen Sherer mentioned that the bathroom floor is slippery and needs an abrasive cleaner.

ENVIRONMENTAL COMMITTEE: Kevin Green reported that Key School has concept drawings for stormwater management. We may have an opportunity to partner with Key School for stormwater management for our beach. At our first Happy Hour, we had volunteers to manage trash and recycling. For the July Happy Hour, we are contracting with Annapolis Composting. We need to enforce the “no glass” rule. Steve Vanderbosch reported that the Arundel Rivers Federation recommends Environmental Systems Analysis, Inc. for design of the Hillsmere Shores Sand Spit Living Shoreline Project. **Steve Vanderbosch moved the board approve the selection of Environmental Systems Analysis, Inc. by the Arundel Rivers Federation for the design of the Hillsmere Shores Sand Spit Living Shoreline Project, in an amount NTE \$36,000. Kevin Green seconded the motion. Vote taken – 7 in favor (Mike Wurst, Steve Vanderbosch, Ray Sullivan, Adam Blugis, Christian Elkington, Kevin Green, Tim Cantor); 1 abstained (Maureen Sherer); motion passed.**

PIERS & HARBOR: Steve Vanderbosch reported on the following:

1. **Sand Spit Living Shoreline** -- Progress has seemingly been slow on this Project. We did meet with the Federation’s new Executive Director and note that much of their time and attention has been directed to current projects under construction. As for the \$109,000 bond bill grant, this is the Federation’s first State bond bill, and no progress has yet been made on completing the approximately 22 pages of Capital Grant Project forms. We have offered to assist the Federation in completing these forms. As for selection of a design contractor, the proposals of two firms,

ESA and Bay Land, have been deemed essentially equal in quality, and we have been attempting over the past month to get price reductions for best and final offers. The Federation has indicated it would be happy to select ESA as the design contractor, and in accordance with our mutual understanding, the Federation seeks HSIA Board concurrence. (See motion under Environmental Committee)

2. Marina and P&H Operations:

- a. All slips but one have been assigned, again, as Bill Barker works down the Slips Wait List. Of the 34 people on the Slips Wait List, many have declined slip offers or simply not responded. The last offer was made to #32 on the Slips Wait List.
- b. 13 slip holders had not placed their boats in their slips as of June 28th, and received inquiries regarding their intentions.
- c. On June 19th Lift Slip #C1, which had been repaired on April 28th by Boat Lifts Unlimited, again malfunctioned and has a jammed cable and is all askew.
- d. Plans continue for do-it-yourself improvements to all slips, including: replacing damaged/missing piling caps (delivery of 50 caps scheduled this week); adding wooden line hangers on the outer pilings of all slips (60 hangers have been made by Will Heyer); and stringing or restringing guide lines between slips (100 eye lag bolts ordered; 1200' nylon line ordered).
- e. Plans also continue to construct 5 new kayak racks, with 18 total spaces, at the Kayak Ramp and Beach Drive Boat Ramp. (Lumber has been ordered.)
- f. Electrical repairs were made to Marina streetlights and dock lights on May 17th by Leight Electric. A follow-up visit is required to complete two repairs: a damaged under-dock conduit at the pump-out dock; and a new street light socket. Leight Electric billed HSIA in arrears for \$2,120 for miscellaneous repair work performed over the past year.
- g. Norm Johansen replaced 6 dock boards at the Marina, two due to aging and splitting wood, four due to damage caused by an improperly moored boat. In addition, at the Kayak Ramp Norm replaced several missing boards.
- h. Various posts and panels have been painted and park benches stained. Life ring cabinets have been cleaned and inspected.

3. **Boat Lifts Discussion** -- The P&H Committee will continue discussions on additional boat lifts at the Marina. The early consensus is to add a limited number of lifts to maintain "balance" between lift slips (waiting list of 13 for 8 lift slips) and wet slips (waiting list of 34 for 115 wet slips), as well as preserving smaller wet slips on C Dock. The focus will be on slightly larger lifts at the head of A dock.

PROJECT MANAGER: Nothing to report.

MOSQUITO CONTROL: Ray Sullivan reported that a Mosquito Control Committee report is going into the July/August Sea Breeze. Mike Waters said that since the State is not spraying, Ray's Committee could go to the County and get mosquito dunks for the money not spent on spraying.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported that there are a lot of issues with runoff with the Parkside Preserve. Helene Raven spoke about legislation to request higher density in R2 zoning areas within two miles of a library. Helene will send the info to the Board.

COMMUNITY HOUSE: Tom Schwallenberg not present. Mike Waters reported that the Committee is struggling to get bids.

BEACH: Maureen Sherer reported on the following

1. Phragmites and Vegetation Management Plan (VMP). The phragmites in the eastern shoreline area was cut during the first week of June by volunteers. Once the phragmites was cut, it was very heartening to see that so much desirable vegetation was making a comeback, such as swamp hibiscus, high tide bush and spartina. It just needs a chance to get some sunlight and nutrients. In any case, the phragmites will need several more cuttings this summer. As you recall, our strategy is to exhaust its rhizomes by repeatedly removing the foliage. Our VMP was renewed for another year (through July 9, 2023) by the AA County Critical Area Office, with praise and the statement, “Keep up the good work!” However, there is a phragmites infestation in the upper area of the central vegetated swale (“rain garden”), on either side of the parking lot.

2. Picnic tables for the small pavilion. One was installed in early June. However, the shipment from Belson received May 26 was missing a part, so the second table could not be assembled. We finally received the missing part, and Tommy Grierson was able to assemble the second table and install it on June 24.

3. Trees

- a. Young trees (planted Fall, 2020) are all alive and have been mulched. We will irrigate them through any dry spells this summer.
- b. Basswood tree near west playground appears to be about half dead. The Bartlett arborist says there is nothing that can be done for it. There is a rather aggressive ornamental plant growing under the tree. It may have been diverting all the water and nutrients. The ornamental plant was cut back twice last summer, and once so far this summer. It keeps coming back. We will continue to cut it this summer, and irrigate the tree through any dry spells, just to see if it can survive.
- c. The Bartlett arborist recommends mulching around all the trees. He says Bartlett can deliver a truck load of wood chips for free that we can use for the mulching.

4. Jellyfish nets. Tommy Grierson will let down the jellyfish nets soon. He will do some patching.

5. Weeding. Tommy Grierson has agreed to weed the gardens.

6. Beach Nourishment (Sand replenishment) for the protected swim area. The Abbreviated Joint Federal/State Application for the Alteration of any Tidal Wetland and/or Tidal Waters in Maryland (JPA Short Form) has been completed, as well as most of the supporting documentation. There is a fee to submit the application to the Maryland Department of the Environment (MDE). This is the project description (#5 of JPA Short Form):

- Beach nourishment for the protected swim area of the community beach, specifically along the existing concrete bulkhead, extending out about 6 feet. The 147 feet bulkhead is setback and protected by two wooden bulkheads (each 25.7 feet long) which extend into the river. On the eastern edge, there is also a rip rap bulkhead which extends another 11 feet. This eastern edge is experiencing accretion due to littoral transport. However, an existing stone groin on the western side appears to be inhibiting natural sand replenishment in the western corner of the swim area. Approximately midway along the concrete bulkhead, steps lead into the water. There is a drop off of about 2 feet from the last step into the water. Sand replenishment would extend 55 feet along the concrete bulkhead from the western corner to the eastern side of the steps. The existing bulkheads on the eastern edge, which extend a total of 36.7 feet, will serve as containment structures for the proposed sand replenishment. Work access will be by truck from the land.

- Wave energy is dispersed by the low profile of the river bottom out in front of the beach. Most weather patterns approach from the south/southwest. The nearest land masses are 1.2 miles south and 1.4 miles west, so wind from these directions does not generate a substantial amount of wave energy.
- This proposed beach nourishment could dampen wave energy currently impinging on the western portion of the bulkhead. Also, the project would contribute substantially to the recreational value of the protected swim area for our diverse community. Additionally, the project would enhance the aesthetics of the area.
- These are summary numerical values from the Type of Project (#10 of JPA Short Form):
Overall length, ft – 55; Average width, ft – 6; Volume of Fill Material, yd3 – 110; Total Area Impacted, ft2 – 330; Max distance channelward from MHWL, ft – 6

Mike Waters spoke in support of additional sand at the beach. In future years, perhaps a Living Shoreline at the beach. The sand Maureen is talking about is not a permanent solution, but a good solution for usage of the sandy beach. The Board supports Maureen going through the process of permitting for additional sand. **Maureen moves the Board approve NTE \$1000 to submit the necessary permits for sand nourishment at the beach. Mike Wurst seconded the motion.** Discussion. **Vote taken – unanimously approved.**

SECURITY: Claire Corcoran not present but submitted the following report:

1. We have had some issues lately; a theft on Green Spring Drive at a home under construction as well as another reported to Claire by Key School (another home under construction). The one on Green Spring has a photo of the car that parked in front of the house around the same time of the theft; it belongs to one of the groups of young men that frequently show up at the Key field to kick a soccer ball around. Ben has been alerted and did chase them off the other day (Key has said our guard can drive by and tell these guys they do not have permission to use the field.)
2. In another part of the neighborhood an arrest was made by AA county police in the past few days; 4th degree burglary, Beach Dr between Magnolia and Maple, the perpetrator is believed to be a resident here.
3. Another resident made a police report regarding a suspicious vehicle blocking the marina gate last week after dark.
4. Ben is turning people away at the beach who show up and claim to live here but have no documentation.
5. The situation at the Key Field by the beach has been escalating. Claire received a call that more “soccer” players are showing up (not permitted by Key School) in the late afternoon and staying until the evenings, sometimes late. Some have been rowdy and are possible suspects in the theft mentioned on Green Spring Drive, given one of the cars identified. The homeowner is now very concerned as she approached them and asked if they lived here – answers she got were “over there”, “my sister will come down and tell you”, “it’s none of your business”, as well as claiming to come from a house that is under construction. They also tried to intimidate her and used vulgar language the other night. Claire told the neighbor to stand down and call the police every single time she sees them – this is trespassing, hence a criminal offense, and the police have been alerted; hopefully the police will show up one of these times and catch them. Ben identified them as all Latino males between the ages of late teens – 25 years old. We have at least four license plate tags so far. Please drive by late afternoon or early evenings to take a look. The homeowner is away July 1-4.

ZONING: Claire Corcoran not present but submitted the following report:

- Claire has again asked the constituent services rep at the County Exec's office to have the legal dept clarify the definition of a 'rooming house' given the number of overflowing rental homes with excessive automobiles and trash accumulation that indicates far more than 'single family' living. There was a slight change in wording to the code in 2019; below is Claire's note to the County Exec's office:

11-10-101. Definitions.

In this title, the following words have the meanings indicated.

(1) *"Multiple dwelling" means a structure containing more than two dwelling units or a non-owner occupied dwelling containing two or more dwelling units.*

(2) *"Rooming house" means a building* arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.*

(Bill No. 87-19)

As you know, Hillsmere Shores is zoned R2 - SINGLE FAMILY residential. Unfortunately, we have some landlords who are renting out single family homes to multiple family units and/or large groups of unrelated adults (some with kids.) The landlords do not live in the homes. The homes are occupied for lodging, for compensation and not occupied as a single family dwelling.*

*[*Please note that our single-family homes **are** buildings.]*

The multi-family and/or multiple lodgers in these single-family homes typically present with as many as a dozen cars parked on a quarter acre residential lot, multiple overflowing trash cans and bags each week, multiple adults and minors ebbing and flowing from the property.

We would like to know how to ameliorate this issue in our single family R2 zoned neighborhood.

I look forward to your speedy response regarding this matter,

*Claire Corcoran, Vice President and Zoning Chair
Hillsmere Shores Improvement Association*

- Resurfacing Roads – Claire reported, from AA County, that the County's plan is to complete resurfacing of the portion of Harbor Drive between Hillsmere Drive and Carroll Drive later this fall (2022) in association with resurfacing planned along Forest Drive. All the remaining streets in Hillsmere, including Magnolia Lane and Beach Drive are tentatively anticipated to be microsurfaced in 2023 and 2024. However, the County continues to experience backlogs related to the pandemic and increasing contractual costs that may impact our proposed schedules. Consequently, the County's proposed schedules are tentative and the work may be deferred until 2023 depending upon financial considerations.

NEW BUSINESS: Steve Vanderbosch requested the Board revisit revisions to the Bylaws. Mike Wurst has info he can share.

OLD BUSINESS: None.

There being no further business, the meeting adjourned at 8:35 pm to go into closed session.

Respectfully submitted,

Jean Somers
Administrator