

**HSIA GENERAL MEETING
KEY SCHOOL IN PERSON & VIRTUAL
September 8, 2022**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Sandra Anderson, Mike Ostrow, Rebecca Ostrow, Charles Metzger, Cari Bower, Anastasia Hopkinson (ANPF), Rob Greve (ANPF), Helene Raven, Robin Clark, Mark Carroll, Ed Maurer. Joining virtually – Eric Cook.

Tom Anderson called the meeting to order at 7:00 pm.

MINUTES: July General meeting was cancelled due to lack of attendance. No business was attended to other than to give Steve Vanderbosch permission to go ahead on a rebuild of the marina pump housing (\$1,700). This was done informally so that the repair could begin immediately. **Steve Vanderbosch moved approval of the May General Meeting minutes. Christian Elkington seconded the motion. Vote taken – unanimously approved.**

PRESIDENT’S REPORT: Tom Anderson introduced himself and discussed the format of the meeting. Tom also mentioned the letter sent by email and postal mail to all property owners and renters about enforcing our Covenants.

VICE PRESIDENT’S REPORT: Claire Corcoran reported as follows:

1. **Security & Zoning** – We are getting a new officer with our Stay Alert Security Company. The security officer does not have policing authority. Our guard would need to call 911 if a problem/crime arises. Our security guard is for patrolling and traffic control.
2. **Zoning** – Claire is aggressively working with the County on single family homes having too many families and businesses being run out of homes. Hillsmere Drive was resurfaced; Harbor Drive to Carroll Drive will be paved in the Fall or the Spring.

TREASURER’S REPORT: Jean Somers reported for Gene Gross:

1. As of July 31, 2022, we have \$468,336.33 in the Checking Account, \$400,457.55 in the Money Market Accounts, for a total of \$868,793.88 in the Operating Account; \$645,591.32 in the Special Tax Account, for a grand total of \$1,514,385.20 in all accounts.
2. The 2023 Budgets should be finalized and available at the November General meeting and will be posted on the website and printed in the November or December Sea Breeze upon Board approval at the October Board meeting. Upcoming Capital Expenditures include the Living Shoreline at the sandspit, replacement of the Kayak Ramp and the fixed Kayak Dock, both of which are nearing their end-of-life, and renovations to the Community House.
3. Email any questions regarding the budget and expenses to treasurer@hillsmershores.org.

SECRETARY: Mike Wurst reported that we now have the ability to host virtual meetings and residents can join via a zoom link.

ADMINISTRATOR: Jean Somers reported as follows:

1. Last Happy Hour of the season is this Saturday featuring the Moxie Blues Band
2. Pizza & Ice Cream Party scheduled for Saturday, October 1, from 4:30 to 6:30 pm. Volunteers needed
3. Halloween Parade is scheduled for Sunday, October 30, at 1 pm. Meet at The Key School gazebo.
4. Oyster Roast is scheduled for Saturday, November 5, from 2:00 to 5:00 pm

LEGAL COMMITTEE: Steve Vanderbosch reported that HSIA engaged in litigation over enforcement of our Covenants regarding building permits and setbacks. A resident was advised he couldn't build a garage in the setback and he built the garage anyway. As a Board, we feel it is necessary to enforce the Covenants. HSIA incurred substantial fees. During the process, we went through hundreds of HSIA building permits and Board meeting minutes. A Hearing for Summary Judgment is next week.

PIERS & HARBOR: Steve Vanderbosch reported that the Marina has been full almost the entire year and we are doing very well with revenues and expenses. We are looking to replace the Kayak dock and Kayak ramp and possibly installing 8 new lifts at the Marina. We are frustrated that our Living Shoreline is not moving faster. We have a grant for \$109K and the Board has pledged \$70k. We are meeting with DNR to see if we can get more support and funding.

ENVIRONMENTAL/SHORELINE: Kevin Green reported that Stormwater Best Practices are used to stop the flow of stormwater runoff. Please remind neighbors to recycle and no glass at the Happy Hour. Steve Vanderbosch reported a tree was removed at the Kayak ramp and another tree at the Beach Drive boat ramp fell on a neighbor's house. Anyone living within the critical area needs a vegetation plan before taking down trees. We are planting trees in the Hillsmere median.

MOSQUITO CONTROL: Ray Sullivan reminded everyone to keep standing water out of your area.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan introduced Anastasia Hopkinson and Rob Greve from ANPF. They spoke about Peninsula Park and had handouts. They are requesting a letter of support for the Park from Hillsmere. The Park will be good for all ages.

PROJECT MANAGER: Steve Vanderbosch reported that we are working on a draft proposal to hire a property manager firm, or a person, to manage our properties. The Board has budgeted funds for a Property Manager. Cape St. Claire strongly recommends a person instead of a firm because a firm is very expensive and we wouldn't get good return for our money.

PERMITS: Tom Anderson, our new Permits Chair, created a structure to capture details of every permit request that comes in. Delays happen when there are complexities. HSIA

approved six new permits over the last 60 days, rejected one permit, and has one permit pending action.

COMMUNITY HOUSE: Tom Anderson reported that this project was initiated three years ago before Covid. Our current Community House Chair just resigned. Tom wants to have a general discussion of what should we do with the Community House? It is currently used for storage. We are looking into structural repairs and have requested proposals against an RFP for rebuilding elements such as new siding, closing in the stairwell, adding a handicap entrance, closing in the carport, etc. Cost estimate is \$150K. Tom opened discussion to the floor. Any ideas can be sent to president@hillsmereshores.org.

NOMINATIONS CHAIR: Robin Clark reported that September 10 is the deadline for nominations for our Officer elections. October 11 is Meet The Candidate Night at The Key School, The Barn, at 7 pm. On October 27, at the October Board meeting, any candidate that cannot make the October 11 date will be available.

NEW BUSINESS: Tom Anderson opened the floor to discussion. Some topics discussed were traffic, to include Key School traffic and signage to educate people what side of the street to drive/walk on.

There being no further business, the meeting adjourned at 8:45 pm.

Respectfully submitted,

Jean Somers
Administrator