

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
October 27, 2022**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Tom Schwallenberg, Phil Jones; Joining virtually – Anthony Lopes

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

MINUTES: Christian Elkington moved the Board approve the September Board Meeting minutes. Tim Cantor seconded the motion. Vote taken – unanimously approved.

PRESIDENT’S REPORT: Claire Corcoran reported for Tom Anderson (not present):

1. Tom Anderson will be continuing with strategic advisors. He will talk more about this at the November Board meeting.
2. Tom will be restructuring committees for 2023. Tom also wants to make sure projects are moving along and constantly moving forward. The Board had a discussion of a Project Manager.

VICE PRESIDENT REPORT: Claire Corcoran reported as follows:

1. Security – Claire will be looking for a new security company for the spring.
2. Zoning – Claire has reported several properties in violation to the County. Claire received a response from the Head of County Zoning Enforcement:
 - 307 Hillsmere Drive is referred for legislation with a trial on Dec 1, 2022. Claire is asking for a list of zoning violations for this address.
 - 101 Gardner Drive violation letter sent; reinspection forthcoming
 - 101 Phipps Lane – reinspection forthcoming
3. Adam Blugis reported on the firework incident – the Fire Marshall is very interested in finding the supplier.

TREASURER’S REPORT: Mike Wurst reported for Gene Gross on the proposed FY2024 Special Tax budget. The Budget Committee has a proposed budget that keeps the special tax rate at \$249 per lot. The way the County calculates the Funds for Future Use in the 2024 Budget is based on estimated 2023 expenses, revenues and estimated Funds for Future Use at the end of the 2023 Fiscal Year. **Mike Wurst moved the Board approve a Special Tax Budget for the Fiscal Year 2024 in the amount of \$968,791 consisting of expenses of \$478,000, as presented to the Board, and estimated Funds for Future Use of \$485,791 based on a Requested Special Tax Rate of \$249 per property lot for the Fiscal Year 2024. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

SECRETARY: Mike Wurst reported that we have renewed our email campaign marketing and our hillsmere.net account so no one else uses it.

ADMINISTRATIVE REPORT: Jean Somers reported as follows:

1. Halloween Parade is scheduled for Sunday, October 30, 1 pm
2. Oyster roast is scheduled for Saturday, November 5, 2 to 5 pm
3. General meeting/election meeting is scheduled for Thursday, November 10, 7 pm
4. There have been some nasty and disturbing flyers attached to our community message board. It's happened more than once. Jean Somers called the police and passed the flyers onto the police department. If more flyers appear, they too will be passed along. Discussion of security camera purchase for the community message board. Mike Wurst will purchase two cameras.

LEGAL: Christian Elkington reported that one matter pending is concluded. The legal process and all filings with the County are finalized. The Legal Committee will look at language to release to the community.

POOL: Nothing to report.

ENVIRONMENTAL/SHORELINE: Kevin Green reported as follows:

1. Twenty trees were planted at the community park – all native species. This was organized by the Anne Arundel County Watershed Stewards Academy as part of the Replant Anne Arundel program. Twenty 5-6 gallon trees with a cost to the community of \$20 per tree. Kevin may try to fit one more planting in this season at Hillsmere Drive median strip, stormwater bmp sites, and the beach.
2. Ongoing conversation to increase beach stormwater runoff treatment timed with the Key School lower fields projects.
3. Maryland Grow oyster program back at the marina this year. We are working with Key School 4th grade science students and our partners at Arundel Rivers Federation.
4. Discussion of the community front garden. Discussion of a contractor to do the planning/design/planting. Welspryng has agreed to provide these services. We will revisit with Welspryng in the coming months.

PROPERTY MANAGER: Tom Anderson is looking at the RFP for a Property Manager.

MOSQUITO CONTROL: Ray Sullivan has nothing to report.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported that a public meeting is scheduled at Quiet Waters Park on October 31 regarding the Chesapeake Conservancy at the Retreat at Quiet Waters. Ray would like a community email sent so residents are aware of the meeting. Ray was disappointed that the meeting is scheduled for 6:30 pm on Halloween night. Jean Somers told Ray to send an email to the Communications Committee and we will get his email out to residents.

COMMUNITY HOUSE: Tom Schwallenberg reported that exterior renovations on the Community House have begun. Robert Dean of Dean Home Improvement was awarded the contract to repair and renovate the exterior of the house at 119 Great Lake Drive. As of today's date, the following work has been completed or is in process:

- Repaired and parged the foundation
- Removed and replaced roof shingles
- Removed siding, waiting for delivery of new siding

- Wrap house with waterproof wrap
- Removed and in process of replacing windows
- Received the building permit for enclosing carport and adding a porch.

PERMITS: Nothing to report.

PIERS & HARBOR: Adam Blugis reported for Steve Vanderbosch as follows:

1. **Sand Spit Living Shoreline** -- Last month, Kevin Green and Steve Vanderbosch participated in a conference call with Arundel Rivers Federation and DNR to discuss the Sand Spit Living Shoreline Project, and subsequently met on site with the Federation and Matt Fleming, DNR's new Director of Chesapeake & Coastal Service. The purpose of the site visit was to get direct, targeted feedback from DNR regarding aspects and features of the Project that align with DNR's objectives, with an eye toward improving chances of obtaining partial construction funding from DNR. The Federation is expected to finalize a contract with ESA for design of the project, which will incorporate several improvements suggested by DNR. We will keep everyone informed of progress of the design contract and modifications to the original concept plan.
2. **Boat Lifts Recommendation** -- The P&H Committee has recommended adding 8 lifts to maintain a balance between lift slips and wet slips as well as preserving smaller wet slips on C Dock. This information has been included in the Sea Breeze. We request it be on the Agenda for the November General Meeting for information, questions and feedback. See "New Boat Lifts Recommendation" document. The recommended locations are at the beginning of A Dock: Slips A2-A5 (East side 4 lifts); and Slips A22 - A25 (West side 4 lifts). Slips are approx. 30'x12' in size.
3. **Marina and P&H Operations** -- Work on do-it-ourselves slip improvements has concluded for this season, with work completed on Slips 1 to 64. This included replacing damaged/missing piling caps, adding wooden line hangers on the outer pilings of all slips, placing galvanized eye lag bolts on outer piers, stringing or restringing of pull lines between slips, removing safety hazards and disposing of old unused mooring lines. Work will resume in the Spring of 2023. Winterization plans are in progress. Porta-potty removal scheduled for 10/31. Shutting down and winterizing water system and pump out system TBD. Adam Blugis added that progress is being made on getting cameras mounted.

BEACH: Maureen Sherer reported as follows:

1. Shoreline Maintenance

- Pastrana & Sons has completed the repair of the cracks in the bulkhead for \$350. We were fortunate to secure this quality workmanship before the onset of winter.
- The proposal by Paydirt, LLC, to repair the riprap and cave-in along the eastern shoreline has been signed and returned to Paydirt. (This proposal was approved at the September board meeting.) This work is to be completed this season.
- As reported to the Board previously, Maureen noticed both of these potentially serious issues during her regular inspections of the shoreline. The Maryland Department of the Environment (MDE) recommends annual inspections of shoreline by property owners. Shorelines are dynamic, and issues need to be addressed in a timely way.

2. Playground equipment

- As previously reported, the children's suspension bridge on the western playground is broken and cordoned off. We have been consulting with playground equipment distributors

and manufacturers, and unfortunately a replacement bridge is no longer available. We know the children particularly enjoy this bridge, so we have been seeking replacement parts. This involves searching inventories and warehouses for thirty-year-old parts, so far to no avail. Alternatively, the bridge could be removed and disposed of. We have been working with the playground equipment distributors for replacement modules that could safely fit in the space currently occupied by the bridge. All the modules shown to us so far pale in comparison to the fun of the suspension bridge.

- Our other strategy has been pursuing the custom manufacturing of the required replacement parts. We have a design plan, and an estimate for materials and labor costs. This is the Beach Committee’s recommended solution. A motion for the approval of \$2300 for this approach will be made. **Maureen Sherer moved the Board approve \$2300 for the repair of the playground suspension bridge of the western playground. The amount includes materials and installation. Ray Sullivan seconded the motion.** Much discussion. Adam Blugis mentioned that he is not in favor of spending \$2300 to repair a bridge in a playground. The fact that this entire multi-million dollar community-owned property is dedicated to playgrounds for children, does not make any sense to Adam, nor many neighbors that Adam has spoken to. Adam thinks we need to discuss a new direction going forward and return this property to the tax paying adults in our community. Mike Wurst mentioned, as he did at the last board meeting, if residents have ideas and suggestions for our community beach, they should join the Beach Committee and bring their suggestions forward at the Committee level for discussion and approval to be brought to the Board. Maureen Sherer mentioned that the price to repair the bridge is less than the price to remove it, make the area safe by adding a structure to close off each end of the bridge, and dispose of the pieces. Maureen feels the price is fair and the children of the community particularly enjoy the suspension bridge, and it provides a high degree of play value for them. **Vote taken – 6 in favor (Maureen Sherer, Claire Corcoran, Mike Wurst, Ray Sullivan, Christian Elkington, Kevin Green); 2 opposed (Adam Blugis and 1 proxy for Adam from Steve Vanderbosch); motion passed.**
- 3. **Rinse station** – The water has been turned off and the system winterized by Gene’s Plumbing. The faucets will need to be replaced in Spring 2023.
- 4. **Volleyball** -- The net has been removed and stored for the winter thanks to Dave Fredlund. The volleyball court will need another load of sand for next season
- 5. **Jellyfish nets** -- The nets have been rolled up for the season by Tommy Grierson. Unfortunately, they will need to be replaced in the spring of 2023. They are several years old, and were patched in both 2021 and 2022. They are beyond repair now.
- 6. **Trees** -- All the young trees planted in Fall 2020 have been surrounded by cages to protect them from the deer rut season and winter browsing. This work was completed by Tommy Grierson. Unfortunately, one of our “middle-aged” trees seems to be in serious danger. It is a basswood tree near the western playground. We consulted with an arborist in the spring, and provided some irrigation to attempt to ease its distress. Nevertheless, the arborist held out little hope of saving the tree. It is likely we will have the expense of removing the tree in 2023.
- 7. **Phragmites** -- Volunteers have cut the phragmites of the eastern natural shoreline area for the fourth time this growing season. A year ago, this area was a near monoculture of phragmites. It is now a tapestry of textures of native plants which support wildlife. During the summer, many volunteer hours of cutting have contributed to this natural garden. A final cutting for the growing season will be needed by late November.

DISCUSSION: Tom Anderson requested discussion on the following topics:

1. Businesses – what kinds are allowed here? Discussion on the options. Christian Elkington recommends discussion of this topic be in a closed session.
2. Community House – Thank you Tom Schwallenberg for the significant progress made!
3. Long-range strategic plan template is being developed.

OLD BUSINESS: Maureen Sherer and the Board discussed rope at the beach and pool parking lots. An approved motion allowed for the purchase of new rope. Discussion of type/material of rope. **Maureen Sherer moved the Board approve NTE \$1500 for purchase of manila rope. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

There being no further business, the meeting adjourned at 9:03 pm.

Respectfully submitted,

Jean Somers
Administrator