

**HSIA BOARD MEETING  
KEY SCHOOL IN PERSON & VIRTUAL  
January 26, 2023**

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

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Tom Schwallenberg, Danielle Franz, Drew Jackson, Pam Jackson

The meeting was called to order at 7:00 pm.

**MINUTES:** Mike Wurst moved the Board approve the December Board Meeting minutes, with the following change added to Zoning regarding the house at the corner of Beach and Hillsmere Drives – “The issue is improper equipment without a license, and the owner has been told to relocate his business elsewhere as it is not an allowed use in our zoning district.” Tim Cantor seconded the motion. Vote taken – unanimously approved.

**OPENING COMMENTS / PRESIDENT’S REPORT:** Tom Anderson reported as follows:

1. **Quiet Waters Park** – thanks to Claire Corcoran and Ray Sullivan, the case was made in opposition to the office building to be built on Park property known as the Retreat at Quiet Waters Park. The more Claire dug, the more we found bad data. It is the responsibility of the Board to develop effective communication with our elected leaders. We have a responsibility to get involved. Ray Sullivan thanked Tom Anderson and Claire Corcoran for their leadership. Our County Executive was at the site today with local news reporters. This fight is far from over. The February 13<sup>th</sup> meeting has been cancelled. A County Budget meeting is next Thursday, 2/2.
2. **Tour of Community** – Tom reported on a successful tour of our community and thanked everyone that attended. It was freezing cold with snow, but was a good tour and Tom learned a lot.
3. **Front entrance** – The front entrance is cleared. The stormwater contract needs to be adjusted. Will identify plants and plant material for the entrance and beach area.
4. **Property Manager** – A Property Manager job description has been sent by Tom via email. Please look it over and get comments back to Tom in one week. Tom will then bring the job description back to the Board for approval.
5. **Recommended contractor list** – Tom asked if we had such a list. Jean Somers commented that years ago, we had a list of Hillsmere residents that provided services. We struggled to keep the list up to date, and after many years, we deleted the list from our website. Tom asked if we should rejuvenate the list? Answer -- No.
6. **First Quarter** – in the first quarter of 2023, Tom plans to work on grass/weeding contract and an RFP for security services.

**VICE PRESIDENT REPORT:** Claire Corcoran reported as follows:

1. **Security** – working on a security company RFP (Claire asked the Board to think about what we want for security). Claire doesn’t know if we need a security officer driving around during the

winter, but moving forward, we might need to hire a company year-round. Discussion. There is a value to having coverage and having people see security around the community. Claire and Tom Anderson met with Lisa Rodvein regarding the Retreat at Quiet Waters Park.

2. **Zoning:** we are waiting to hear from the inspector regarding 307 Hillsmere Drive. Forty-five days are up.

**TREASURER'S REPORT:** Jean Somers reported for Gene Gross, that we have \$419,212.45 in the Operating Account, \$400,474.33 in the Money Market Accounts, for a total of \$819,686.78 in the Operating Account; \$475,477.11 in the Special Tax Account, for a grand total of \$1,295,163.89 in all accounts as of December 31, 2022.

**SECRETARY:** Mike Wurst reported as follows:

1. **General meeting microphone** – Mike would like to purchase a microphone for general meetings and asked the Board if we want people to stand at a microphone or just pass the microphone? Consensus is stand.
2. **HSIA Facebook page** – Mike emailed the HSIA Official Facebook Page Rules/Procedures for all to review. HSIA will post communications, events, etc. Page is open to all and anyone can join. All comments and replies will be turned off.
3. **Credit cards** – we are two weeks away from trial runs for credit card payments. Processing fees are included.

**ADMINISTRATIVE REPORT:** Jean Somers reported that Come And Get It Day is scheduled for Saturday, February 11, from 10:00 am to 2:00 pm. Jean will send out an email to the Board and Chairs asking for volunteers. Piers & Harbor invoices have been emailed.

**LEGAL:** Christian Elkington mentioned that sharing factual information to and between the Board via email is acceptable, however, no decision making and no arguing should be exchanged via email.

**POOL:** Danielle Franz reported that she is presenting two motions. One is for the purchase of pool furniture. The other motion is to extend one annual pool membership to a Hillsmere Hammerheads Swim Coach. This request is supported by a letter Danielle submitted from the Hammerheads Swim Team board member and Pool Committee member, Cassie Heckman. The Pool Committee unanimously voted in favor of Cassie's request.

1. **Ray Sullivan moved the Board approve the purchase of replacement furniture not to exceed the amount of \$6,000 for a variety of tables, chairs, umbrella and umbrella bases. Maureen Sherer seconded the motion. Vote taken – unanimously approved.**
2. **Claire Corcoran moved the Board extend one annual Pool Membership to one Hillsmere Hammerhead Swim Team Coach for the 2023 season. The coach would pay annual membership fees similar to Blackwalnut Cove members and the current Quiet Waters Park Ranger. Maureen Sherer seconded the motion. Vote taken – unanimously approved.**

**ENVIRONMENTAL:** Kevin Green reported as follows:

1. **Clean Water Communities** – Hillsmere community was a pilot program for the Clean Water Communities program. Interest in community to educate residents and bring the program back into the community – possibly Chesapeake Bay grants and homeowner chips in. The resident gets a stormwater management plan.

2. **Zero waste events** -- renewed interest to “greenup” community events. Kevin would like to have Annapolis compost manage our Happy Hours so that the events can be zero waste events. There is a fee.
3. **Guide and prioritize of stormwater** – 33 subwatersheds in our community.
4. Steve Vanderbosch added that we plan to plant trees in the spring.

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan reported that there are a lot of things going on the Neck. Discussion of the Retreat at Quiet Waters Park and construction/new homes on Forest Drive.

**COMMUNITY HOUSE:** Tom Schwallenberg reported as follows:

1. Lockbox installed at community house.
2. Tom would like to install shelves in the garage for ice eaters. **Steve Vanderbosch moved the Board approve the expenditure of up to \$1,000 for the purchase of steel shelving and hangers for the Community House for use in storing 26 ice eaters and other equipment in the garage area. Adam Blugis seconded the motion. Vote taken – unanimously approved.**
3. Basement entrance – there is a natural drain back into the house and pumped back out by the sump pump. Tom would like to build a canopy. Approximate cost is \$500. No motion yet.
4. Interior layout due to the Board by March.

**PERMITS:** Tom Anderson reported on permits as follows:

1. Questions and answers to residents are ongoing
2. 109 E. Bay View Drive – County hearing on February 14 for setback request. Discussion.

**PIERS & HARBOR:** Steve Vanderbosch reported as follows:

1. **Sand Spit Living Shoreline** -- Pursuant to the Board’s approval in December, HSIA has transferred \$20,000 (note corrected amount) to the Arundel Rivers Federation as a matching fund contribution for the Sand Spit Living Shoreline Project.
2. **Boat Lifts** --We are still working to obtain bids for piling work and electrical work.
3. **Marina Security Camera System** -- Following Board approval in December, Custom Access & Security has visited the site and is preparing a revised proposal for installation of a camera system.
4. **Locks & Keys** -- The final bid from Bastion Security came in at \$3,337.50, slightly above the \$3,000 approved by the Board in December. The HSIA President authorized expenditure of the additional \$337.50. The cost increase is attributed to supply chain issues and inflation.
5. **Marina Operations:**
  - a. **Marina Fire** -- On December 29 at about 11 a.m., a fire broke out aboard the sailboat Eagle Ray in Slip #48, a 32’ Beneteau owned by Frank Groblewski, and spread to the adjacent sailboat Caroline in Slip #47, a CAL 33’ owned by Peter Cook. The mast of Eagle Ray fell across Caroline and also struck the sailboat Reflections in Slip #46, a 30’ Whitby Alberg owned by Sandy Dapkunas. We have received incident reports from the Anne Arundel County Fire Department and the DNR Police. Numerous neighbors promptly called 911 and the Anne Arundel County and Annapolis Fire Departments responded in force with a total of 28 units dispatched along with 36 staff and 16 officers. The fire was promptly extinguished, but both Eagle Ray and Caroline were determined to be total losses. Reflections sustained major damage to its hull and rigging. The Anne Arundel County Fire Marshall’s Office responded and conducted a post-fire investigation. After the scene was secured, with

approval of the owners and their respective insurance companies, Towboat US removed both Eagle Ray and Caroline to Liberty Marina for disposal. The fire more than likely originated from an electrical short aboard Eagle Ray somewhere near the stern of the boat. There was no fuel or oil spillage. There were no personal injuries. The Marina sustained minor damage, with charring of the finger pier piling between Slips #47 and #48.

- b. **Kayak Racks** – We have finally installed 5 new kayak racks with a total of 18 new spaces for kayaks, SUPs, and canoes. There are 2 new racks at the Kayak Ramp with 8 spaces, and 3 new racks at the Beach Drive Boat Ramp with 10 new spaces.

**BEACH:** Maureen Sherer reported as follows:

1. **Beach Nourishment (Sand Replenishment) Application** -- The Maryland Department of the Environment (MDE) reviewed our application, and then posted it for public comment December 1, 2022 through January 1, 2023. No comments were received. MDE sent its review and recommendation to issue the Wetlands License to the Board of Public Works on January 4, 2023.
2. **Crabapple tree lost due to winds** -- As I notified the Board by email January 3, 2023, a crabapple tree near the east gate came down as a result of high winds shortly before Christmas. Unfortunately, it came down on one of the native black cherry seedling trees we planted in Fall 2020. We were able to get the black cherry seedling upright again. I think there is a good chance it will survive, but its top was somewhat damaged. However, there is another ailing crabapple near this site. It could also come down with high winds, and perhaps fall on the same black cherry tree. We are checking with the state forester to see if it might be best to proactively remove this old crabapple tree.

**NEW BUSINESS:** Residents Pam and Drew Jackson were recognized by Tom Anderson and questioned what our community is doing about the deer population. Discussion of the latest Quiet Waters Park deer hunt that thinned the herd and where we are with the deer population moving forward.

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

Respectfully submitted,

Jean Somers  
Administrator