

**HSIA GENERAL MEETING
KEY SCHOOL IN PERSON & VIRTUAL
January 12, 2023**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Anastasia Hopkins, Rosemary Foltis, Doug Freeman, Donna Bauch, Debra Ament, Lisa Zimmerman, Paul Barnes, Mary Ellen Barnes, Charles Metzger, Helene Raven, Yoli Del Buono, Stacy Godfrey, Christy Hollywood, Sylvia Wicklein, Lou Wicklein, Clare Brady, Liz Vanden Heuvel, Nancy Roth, Mitch Keller, Julia Schindler, Joey Schindler, Anita Hinders, Charmaine Rostien, Bill Cone, Vicki Cone, Ellyn Sydney, Tom Schwallenberg, Paulette Schwallenberg, Todd Redlin, Kathy Redlin, Janice Fisher, Paul Kelley, Danielle Jauregui, John Griffis, Bill Griffin, David Brougher, Sue Buyaskas, Kyle Schmid, Michael Clark, Luisa Montero, Andy Banks, Leigh Dempsey, Mary Skinner, Richard Skinner, Crystal Carpenter, Sandy Gelrod, Egan Pratt, Austin Northcraft, Didi Shields, Todd Shields, Karl Hauss, Susan Dapkunas, Sandy Dapkunas, Julie Rottkamp, Sarah Hyde, Linda Kennedy, Liam Kennedy, Jared Schwartz, Leo Jones, Rich Minner, David Prevar, Angie Carroll, Mark Carroll, Duffy Perkins, Trevor Perkins, Robin Clark, Sheila Kling, Royce Brandshaw, Amelia Matthews Grant, Louise Taylor, Selma Manizade, Cari Bower, Nancy Street, David Street

GUESTS JOINING VIRTUALLY: Michael Waters, Molly Bowen, Dawn Dougan, Lark Prokupek, Terry Conroy, Denis Ahr, Andy Aura, Carol Emory, Ginna Quinn, Michele ?, Ralph ?, Tracey ?

Tom Anderson called the meeting to order at 7:07 pm.

MINUTES: Mike Wurst moved approval of the September 2022 General Meeting minutes and the November 2022 General Meeting minutes. Christian Elkington seconded the motion. Vote taken – unanimously approved.

OPENING COMMENTS: Tom Anderson welcomed everyone to the January General meeting and introduced himself. Tom invited everyone to come to all General meetings moving forward. Tom introduced Ray Sullivan. Ray greeted everyone and thanked everyone for coming to learn about the Conservancy office building being built in Quiet Waters Park. Ray introduced Anastasia Hopkins, Vice President of the Annapolis Neck Peninsula Federation. Anastasia had a power point presentation regarding this issue. Anastasia took questions from the floor and from virtual guests and provided answers throughout the presentation.

Once the presentation was concluded, Tom Anderson moved forward with the General meeting agenda.

PRESIDENT’S REPORT: Tom Anderson reported that we held the election of the four HSIA officers at the November General Meeting to serve for 2023-2024. Tom encouraged everyone to look at our website for clear guidelines for applying for HSIA building permits. In January, the Board and Chairs had a tour of the community, to gain a better understanding of our properties and the maintenance required for upkeep. We are preparing a new RFP for grass maintenance services and for security services. We will be hiring a Property Manager, hopefully in the 1st quarter of 2023.

VICE PRESIDENT REPORT: Claire Corcoran reported as follows:

1. **Security:** No security issues at the moment. We will be hiring a new security company. The current company had hiring issues and we were not happy with the service.
2. **Zoning:** Claire is going to battle on issues with the County on violations and also with the County Health Department, over junk, debris, trash, large equipment, etc. Claire went over the County process. The County has not been following up with fines after a violation with a 60-day notice to clean up. Instead, the County just closes the case.

TREASURER’S REPORT: Gene Gross reported that we have \$823,415.67 total in the Operating Account, to include the Money Market Accounts; \$535,429.38 in the Special Tax Account, for a grand total of \$1,358,845.05 in all accounts. Audits of the General Fund and Special Tax have been done and have been approved by the County. Special Tax pays for improvements of community property. The Board approves the Special Tax budget and submits to the County.

SECRETARY: Mike Wurst mentioned that anyone that has comments on the Quiet Waters Park development can submit to secretary@hillsmereshores.org. Zoom meetings continue for both Board and General meetings for residents to login and join virtually.

ADMINISTRATOR: Jean Somers reported that Come and Get It Day is Saturday, February 11, from 10 am to 2 pm, in The Barn Commons at Key School. We will be emailing piers & harbor invoices and will also send an email to the piers & harbor email list once invoices are sent. If you don’t receive an invoice, please check your spam and then send an email to admin@hillsmereshores.org or call the voice mail. Jean will scan and email an invoice to you, or send it in the postal mail. There is a Fire Safety presentation on Wednesday, March 1, at the Eastport/Annapolis Neck Library. Thank you, Sharon Blugis, for arranging this presentation.

EVENTS CHAIR: Helene Raven reported on scheduled 2023 events and a list of the events will be in an upcoming issue of the Sea Breeze. All events will have a budgeted amount. The community house will have a stash of supplies. Helene would like feedback for other events. Some events still need a volunteer to coordinate.

ENVIRONMENTAL: Kevin Green reported that the Environmental Committee is working closely with piers & harbor on the Living Shoreline project. There is a new home on E. Bay View Drive that has been cited for sediment control. If you see something like that, please email environmental@hillsmereshores.org

COMMUNITY HOUSE: Tom Schwallenberg reported that the exterior of the community house has been renovated. The house was deeded to HSIA. In the past, HSIA rented the house and now it is used for storage.

BUILDING PERMITS: Tom Anderson has approved 20 permits and rejected 2 permits since starting as HSIA Permits Chair.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. The Board approved installation of 8 new boat lifts
2. Completed construction of 18 new Kayak Racks with 40 people on the Racks Wait List
3. There was a marina fire on December 29. The boat in Slip 48 was a total loss from an electrical short. The fire spread to a neighboring boat that was also a total loss and another boat that got damaged. There was minor damage to the marina.
4. Sandspit Living Shoreline project – we applied for grants and are applying for coastal funds, with a revised concept plan. We've received a \$109K grant from the state and the Board has approved \$20,000 in funds.

BEACH: Maureen Sherer not present, but submitted report as follows:

1. **Playground suspension bridge.** The custom-manufactured cable has been delivered, and supporting hardware has been procured. We are waiting for a break in the weather to proceed with installation. Project is well within budget. We are grateful to Phil Jones, the volunteer project manager.
2. **Plastic litter after December 4 Santa event.** Several pieces of glow-stick plastic were found on the Beach parking lot the morning of December 5. This litter is particularly harmful to aquatic life, not just as plastic, but due to the chemicals within the tubing.
3. **Grounds-keeping.** There will be a motion for \$500 for weeding and winterizing of the western gardens and general grounds-keeping. The Board said that the funds are in the budget. No motion necessary.
4. **Long range planning.** The Beach Committee is reviewing the existing Five Year Plan for the Hillsmere Beach (which runs through December 2023; available on Hillsmere website), and developing the next Five Year Plan. On the existing plan, the installation of automatic gate opening is listed as a potential future project. This is worth discussion and investigation. Our existing system relies totally on the consistent, ongoing dedication of volunteers. In the light of the nationwide trend of decreasing volunteerism, we will likely have to deal with the true cost of beach gate security in the near future.
5. **Ailing Crabapple tree.** One of the ailing crabapple trees near the east gate came down in the windstorm shortly before Christmas. A beach committee member alerted me about it, but said it was not blocking anything. When I was able to take a look at it, I saw that the tree had come down on one of the native black cherry seedling trees we planted in Fall 2020. Bad luck - of all the directions it could have come down, it was this one. I was able to saw away the offending branches of the crabapple tree and get the black cherry seedling upright again. I think there is a good chance it will survive, but its top was somewhat damaged. Tommy Grierson removed the remains of the crabapple tree. However, there is another ailing crabapple near this site. It could also come down

with high winds, and perhaps fall on the black cherry tree. It might be best to remove this old crabapple tree. Maureen will check with the state forester for permission to remove it (since it is in a critical area).

LEGAL COMMITTEE: Christian Elkington mentioned the purpose of the Legal Committee is to make sure all residents play by the same rules. We had a good settlement on the latest legal issue. HSIA protected the interest of all property owners.

NEW BUSINESS: Tom Anderson reported that Elizabeth Bublitz is planting and maintaining our entrance area. Elizabeth will also be working on the beginning of the islands and area at the beach. Tom has received complaints about loose dogs. The Board cannot do anything but you can – you can call the County.

There being no further business, the meeting adjourned at 9:00 pm.

Respectfully submitted,

Jean Somers
Administrator