

**HSIA BOARD MEETING
KEY SCHOOL IN PERSON & VIRTUAL
February 23, 2023**

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

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: In Person : Tom Schwallenberg, Helene Raven Joining on zoom: Amy Donovan, Tony Bonacci, Andy Aura, Bob Pierno

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

MINUTES: Christian Elkington moved the Board approve the January Board Meeting minutes. Ray Sullivan seconded the motion. Vote taken – unanimously approved.

OPENING COMMENTS / PRESIDENT’S REPORT: Tom Anderson absent – Claire Corcoran reported for Tom as follows:

1. **Grounds maintenance for 2023** -- The plan is to develop some additional clarification of what our needs are and for Tom to meet with Tommy and discuss with him. We will likely extend the current rate sheet that is currently in place with Tommy. **Gene Gross moved the Board exercise our option to renew the Grass Cutting contract for a 3rd year as per the previous rate sheet from 2021 with a 5% increase. If expectations as set forth by Tom Anderson are not met by Price Cutters, HSIA reserves the right to cancel the contract, in writing, with a 90-day notice. Mike Wurst seconded the motion. Vote taken – unanimously approved.**
2. **Community house garden project** -- One of our neighbors has submitted an idea to use some of the property at the community house for community vegetable gardens. Discussion. Who will manage the garden? How will it be maintained? How will the deer population be deterred from eating the vegetables? What about stormwater and environmental management? Tom Schwallenberg, House Committee Chair, said there isn’t any room for a community garden in the property line of the community house. We need more information and need to have the resident requesting the community garden come to a Board meeting for a presentation and Q&A.
3. **Gaga Ball** – A Hillsmere resident is requesting we establish Gaga Ball Pits on the grassy area around the pool. The resident sent a picture and dollar amount to construct the pits (octagonal pits, 20 feet across would cost approximately \$2500 to construct with volunteers). We need more information and need to have the resident requesting the Gaga ball pits come to a Board meeting for a presentation and Q&A.
4. **Leaf Clean Up** -- A Hillsmere resident is asking if we can have a leaf clean up program where residents can rake leaves to the road and a company removes the leaves. We need more information and need to have the resident requesting the leaf clean up come to a Board meeting for a presentation and Q&A.
5. A resident is wondering if he is breaking any rules/Covenants if he were to grow wildflowers in his front yard. Kevin Green reported that Maryland passed a law that you can have wildflower plantings, as they are not considered weeds. This is protected by law.

6. **PODS** -- They are unsightly and need to be removed. Need the HSIA Administrator's help to identify all homes that have them. Future trash bins will become associated with building permits or special requests through the HSIA board.
7. **Key school project** – The Key School is enclosing their breezeway at the Science & Library Center and renovating the interior.
8. **Abandoned boat** – Duvall Creek. What is the status, and can it be removed? Steve reported that the boat is not abandoned. It is legally anchored and owned by a Hillsmere resident. DNR has been out to make sure the boat is stable and not in the way of boat traffic.
9. **Facebook** –Mike Wurst reported that the HSIA Facebook is live and 27 people have joined. Kellyann will populate and has put HSIA forms and Sea Breeze on the page. And email to the community will go out on February 27 and we will announce the page in the April Sea Breeze.
10. **Deer Hunt letter** – being provided to Jean to send
11. **Property Manager job description** – distribute final & post. The Board discussed and edited the Property Manager job description. **Christian Elkington moved the Board approve the Property Manager position announcement, subject to acceptance of comments and edits made by the Board. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
12. **Dumpster Days** -- **Christian Elkington moved the Board approve Dumpster Days for 2023. Steve Vanderbosch seconded the motion. Discussion. Motion withdrawn.**

VICE PRESIDENT REPORT: Claire Corcoran reported as follows:

1. The deadline for the zoning issue on the house at the corner of Hillsmere and Beach Drives is March 1. The Inspector will come out and should give us a report.
2. Roads –Claire discussed the County plans and type of paving slated for our roads. The County worker gave Claire a schedule and type of treatment. The Communications Committee will post the schedule for the entire community to view and we will give instructions of how to report a pothole to the County.

TREASURER'S REPORT: Gene Gross reported that we have \$412,012.48 in the Operating Checking Account, \$400,477.73 in the Money Market Accounts, for a total of \$812,490.21 in the Operating Account; \$467,891.82 in the Special Tax Checking Account; for a grand total of \$1,280,382.03. Gene Gross will look at reformatting the budget reports. Steve had questions about Piers & Harbor security.

SECRETARY: Mike Wurst reported that he is trying to find a consistent location for all files. Steve Vanderbosch asked if the Sea Breeze deadline could be changed to after the Board meetings each month. Mike Wurst will talk to the Sea Breeze editor.

ADMINISTRATOR: Jean Somers reported as follows:

1. Come And Get It Day was successful, although slower than our pre-Covid days. We had about 210 people come through the doors. All Come And Get It Day paperwork has been processed, Piers & Harbor lists were updated and deposits were made.
2. Our annual Sock Burning event is Sunday, March 19, from 3 to 5 pm.
3. HSIA received paperwork for the Arundel Rivers Bacteria Monitoring program. **Kevin Green moved the Board approve NTE \$800 for the Arundel Rivers 2023 Bacteria Monitoring Season for both the community beach and marina. Christian Elkington seconded the motion. Vote taken – unanimously approved.**

POOL: Nothing to report.

PROPERTY/PROJECT MANAGER: Nothing to report.

MOSQUITO CONTROL: Ray Sullivan recommends we not sign up for mosquito spraying. Jean Somers will let the Board know when/if paperwork is received from the Maryland Department of Agriculture.

PERMITS: Claire Corcoran reported that 109 E. Bay View Drive went to hearing at the County. The County strongly recommended the permit not be approved. The residents are appealing.

BEACH: Maureen Sherer was not present but sent the following report:

1. The Maryland Board of Public Works has issued the Wetlands License for the beach nourishment (sand replenishment) at the sheltered swim area. This is a significant milestone in a detailed process. The application involved multiple plan drawings, site photographs, and site data such as fetch and water depth. We submitted the application to the Maryland Department of the Environment in July, 2022. The application was then reviewed by several government agencies prior to the issuance of the permit.
2. The playground suspension bridge has been repaired by Phil Jones and Tommy Grierson, at about \$450 under budget.

LEGAL: Christian Elkington will work with Steve Vanderbosch to write an outcome statement on the lawsuit.

ENTERTAINMENT: Helene Raven reported that we have our annual Sock Burning on Sunday, March 19 and we are looking for someone to coordinate the Easter Egg Hunt. Helene received a request from a group called Mom's of Annapolis for an event at our beach pavilion that would be paid for kayak classes. The group wanted to be able to open up Kayak classes to the neighborhood with a fee associated with the class. Helene said we've turned down these types of activities in the past. Helene also had a request from someone in the neighborhood that is part of a band/orchestra that practices on Tuesday nights. The resident is offering for the band to practice at our pavilion and residents could bring their own chairs and listen to the orchestra practice. Helene thinks this is a great idea.

ENVIRONMENTAL: Kevin Green reported discussions on Clean Water Communities – in discussion on potential partners and funding sources. May follow similar format as 2013-2015, but not restricted to a single sub watershed. Looking for opportunities to expand bio retention at the beach.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported on cancelling the lease with Quiet Waters Park and the Conservancy office building. The County Legal Department is working on this.

PIERS & HARBOR: Steve Vanderbosch reported as follows:

1. **Sand Spit Living Shoreline** -- At the recommendation of our project partner, Arundel Rivers Federation, and with the agreement of the Chairs of the P&H and Shoreline Conservation and Protection Committees, Board concurrence is requested to directing the design contractor ESA to move forward with design development of the Sand Spit Living Shoreline, based on the Concept Plan Version 2.0. Utilizing State capital grant funds and HSIA matching funds, this work involves developing and fine-tuning details of the Project such as exact locations and dimensions of the headlands, rock size, sand and dune specifications, sediment and erosion control plans, sequence of construction, etc. This effort will result in enough detail for preparation of permit

applications and the actual construction of the Project, as well as a more-refined estimate of costs. Once permit-ready plans are ready, the HSIA Board will be requested to consider, subject to community ratification, whether or not to move forward with permit applications for the Project. We anticipate these deliberations will occur in May of this year. Steve has the Board's concurrence.

2. **Boat Lifts** -- We are still working to obtain bids for piling work and electrical work. Progress has been excruciatingly slow, with the major holdup being difficulty in obtaining bids from marine contractors for the installation of a dozen pilings needed for the lifts. There are 20 names on the Lift Slip Wait List, listed according to date of request, including both current slip holders seeking upgrades to lift slips, and non-slip holders who are on the Slip Wait List and have requested lift slips. The P&H Committee has been discussing how to prioritize offers of lift slips in light of Marina Rule 4.1, which would seem to give priority to existing slip holders desiring relocation over non-slip holders who are on the Slip Wait List. It appears that if existing slip holders are given priority, non-slip holders could never expect to get lift slips. Since lift slips are relatively new, unique, and limited in size and number, there is a reasonable argument that in the interests of fairness lift slip offers should be made on a first-come, first-serve basis, regardless of slip holder status. The P&H Committee is considering changes to Marina Rule 4.1 to address how lift slip offers should be handled.
3. **Marina Security Camera System.** -- Following Board approval in December, Custom Access & Security has visited the site and has prepared a revised proposal for installation of a camera system that exceeds the amount authorized by the Board. Following further discussions with CA&S we will return to the Board with a recommendation.
4. **Kayak Racks** -- As previously reported, we have 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. There are 38 residents on the Racks Wait List. The P&H Committee respectfully requests that we re-open the discussion about locating new kayak racks at the Community Beach.
5. **Declination of Slip** – Steve declined to renew a Slip Permit for a resident that has not put a boat in his rented slip for 3 years.

COMMUNITY HOUSE: Tom Schwallenberg reported that shelves are assembled and in the garage to be used for storage of ice eaters and other items. Tom passed out a draft drawing of the interior of the community house.

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

Respectfully submitted,

Jean Somers
Administrator