

**HSIA BOARD MEETING  
KEY SCHOOL IN PERSON & VIRTUAL  
August 31, 2023**

**BOARD MEMBERS PRESENT:** **In Person:** Claire Corcoran, Gene Gross, Maureen Sherer, Christian Elkington, Steve Vanderbosch, Tim Cantor, Ray Sullivan, Kevin Green Patrice Teetermoran **Virtual:** Mike Wurst **Absent:** Tom Anderson

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Helene Raven, Trevor Perkins, Charmaine Rostien, Cassie Heckman, Tom Schwallenberg, Paulette Schwallenberg, Nick Kyriacou, Michael Waters

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

**MINUTES:** Christian Elkington moved the Board approve the July Board meeting minutes. Patrice Teetermoran seconded the motion. Vote taken – unanimously approved.

**PRESIDENTS REPORT:** Tom Anderson not present. Claire Corcoran reported for Tom as follows:

1. Welcome Patrice Teetermoran to the HSIA Board for the remainder of 2023.
2. Helene Raven will report on planning for 2024 events and activities.
3. We need to work on an RFP for lawn services and for rain garden maintenance.
4. Our Security Team has resigned. There were issues with scheduling and meeting our needs. We will go into closed session at the end of the board meeting to discuss this further. Our Security Chair has resigned because volunteer duties conflicted with her work schedule. The President wants to discuss future security plans, to include a new beach gate and security cameras.

**VICE PRESIDENT / ZONING:** Claire Corcoran reported that she has been in contact with the County on the following:

1. Three tented carports were deemed temporary structures by the County and the County states no violation, cases closed
2. A six-foot privacy fence was constructed at 102 Magnolia Lane without a Hillsmere permit, and is in the front yard and located in the County right of way. The County inspector stated a building permit and/or approval from the Department of Inspections & Permits is not required and they would not pursue enforcement.
3. There is unpermitted construction of a large structure in the yard at 104 Huse Drive. A Stop Work Order and Field Correction Notice was issued on 8/22/23. The owner is required to obtain a building permit and applicable trades. The owner will also need any/all appropriate documentation furnished by Hillsmere that is required on our end to approve such projects.

**TREASURER'S REPORT:** Gene Gross provided and reviewed a draft Special Tax Budget for FY2025 from the Budget meeting on August 16. All comments and suggestions should be submitted to treasurer@hillshores.org by September 11 so that the Budget Committee can finalize at the next Budget Meeting scheduled for September 12, for approval vote at the September Board meeting. Please feel free to email or call Gene with questions.

**SECRETARY'S REPORT:** Mike Wurst thanked Charmaine Rostien for helping with zoom at our meetings. Mike reported that we have periodic phishing emails. When you see something like that, look at the email address. The call for nominations for the Board is due September 9. We will send another email blast next week as a reminder. Please email [nominations@hillsmereshores.org](mailto:nominations@hillsmereshores.org).

**ADMINISTRATIVE REPORT:** Jean Somers reported that the September *Sea Breeze* deadline is Monday, September 4.

**FIELD COMMITTEE:** Mike Waters reported as follow:

The Field Committee held four meetings, over three months, with thirty-two people involved in at least one meeting. On Monday, 28 August, the Committee voted 12 to 9, with 2 abstentions, to do nothing. Specifically, the Committee does not support building a Community Garden, or making any other improvements, or continuing the Committee. No further meetings are scheduled. This is the Committee's final report.

Since the first meeting there was an impasse between sponsors of the Community Garden and the majority. The Community Garden group proposed using 10,000 square feet of the open field, while the majority wanted to keep the space as it is for recreation and pool overflow parking. At this time, Board member Patrice Teetermoran requested Mike Waters verify the 10,000 square foot request, as she felt that number was not accurate. Many residents at the board meeting confirmed that the Community Garden group proposed using 10,000 square feet of the open field. Mike Waters continued with his report.

Furthermore, the Committee was unable to determine the demand for a Community Garden, despite requests for a list of people who would sponsor a plot. Please note that the Garden Club did not have an interest in the Community Garden. Their focus is on education, maintaining the library garden, and organizing holiday projects.

The Field Committee's one success was in identifying and ranking activities for the field. The ranked list was provided in the June report. The underlying work in forming this list is solid and should be used in any future field discussions. Please note that sport activities that require an impervious surface were excluded by the Committee.

*Personal note: The outcome is a disappointment to Mike Waters since he was most hopeful of putting a few raised beds around the edges and exploring other field improvements. If there is going to be a new Community Garden proposal, Mike's suggestion is that it have 1) new leadership, including himself, to overcome built up hostility, 2) specific plans to use space outside of the overflow parking and children play area, 3) a list of patrons willing to fund and maintain the garden and 4) clear rules for managing and allocating the space.*

**LEGAL:** Christian Elkington has nothing to report.

#### **EVENTS & ACTIVITIES:**

1. Helene Raven reported that the Band at the Beach event will take place on Saturday, September 9. The event is BYO chair, food, and drink. Helene is worried about the number of cars and that we don't have any security. Looking for someone to help with recycling. Helene thanked Patrice Teetermoran for stepping up to be the coordinator at the event. Helene

wants the board to be aware of an electric connection on a BGE pole at the beach that does not have a lock on it.

2. Oyster Roast is November 4 at 2 pm. Helene sent Mark Carroll a draft announcement for the Sea Breeze for his approval.
3. Halloween Parade is Sunday, October 29 at 1 pm. Helene will contact the volunteer coordinator to see if she is willing to coordinate again this year.
4. Ice Cream Social – about 80 people came to get ice cream – it was a multi-generational event.
5. We need a volunteer to handle the Santa Caravan.
6. Helene will hold a meeting for anyone that wants to host an event. It doesn't need to be a happy hour, etc. It can be a yard sale, dumpsters, open house at the community house.

**POOL:** Cassie Heckman reported for Danielle Franz, that since the July 4<sup>th</sup> pool party was cancelled due to lack of volunteers, there was some budget money that wasn't spent. Danielle offered a "Glow Party" at the pool. Pizza was ordered and glow in the dark type items were purchased to light up the night. The pool is now running "school hours" open 4:30-8:00 pm this week through Thursday, Friday 4-9 pm, Saturday, Sunday, and Monday 11-8 pm. The past few years, the pool has stayed open beyond the season closing of Labor Day. Danielle is working with Anchor Aquatics because we have a few lifeguards interested in working the next few weeks. At a minimum, Danielle is hoping for Friday evening and all day Saturday and Sunday through 9/17. Cassie presented two motions as follows:

1. **Steve Vanderbosch moved the Board approve \$2000 for the Labor Day pool party to include catering, ice cream and big kahuna prizes. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**
2. **Steve Vanderbosch moved the Board approve \$2000 to keep the pool open for two weekends after the regular pool season ends, to include Friday evening and all day Saturday & Sunday. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

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

1. Sand Spit Living Shoreline/Coastal Resiliency Project – starting conversations and looking to incorporate oysters. CBF Spat set reef ball number and placement
2. Swim beach bacteria testing and DNA testing – last day of testing was today- 8/31
3. Stormwater bmp contract RFP is up for renewal
4. Key School lower fields bio-retention projects – grants approved
5. Duvall Creek oyster reef seeding with CBF and Hillsmere volunteers – 93k spat on shell
6. Trees – holes in trees in the median. Looking for replacements and hoping to get native trees. It might be good to have the trees professionally planted. **Kevin Green moved the Board approve NTE \$3000 for installation of trees on the island. Steve Vanderbosch seconded the motion. Vote taken – unanimously approved.**

**MOSQUITO CONTROL:** Ray Sullivan will put mosquito dunk info in the September Sea Breeze.

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan reported that the Chesapeake Conservancy has a new building on West Street. The County is developing a Stakeholder group to meet on how to develop the property at Quiet Waters Park. Ray Sullivan will find the best person to represent Hillsmere. Discussion on how to apply for the Hillsmere representative position. **Christian Elkington moved that Ray Sullivan can make the application for Hillsmere representative to join the QWP Stakeholder Group. Tim Cantor seconded the motion. Vote taken – unanimously approved.**

**COMMUNITY HOUSE:** Tom Schwallenberg reported that cabinets are holding up completion of renovations. Everything is painted, trim in place, ¾ of the floor is down. Tom reported that the air conditioner is not included in the renovation contract. A mini-air system will cost approximately \$8500. We can still use the existing furnace and add air conditioning to the unit for approximately \$5700. **Steve Vanderbosch moved the Board approve NTE \$6000 to add on air conditioning to the existing furnace system at the Community House. Ray Sullivan seconded the motion. Vote taken – unanimously approved.**

**PERMITS:** Robin Clark reported as follows:

**Permits issued since last Board meeting**

- 115 Lakeview: fence.
- 163 E Bayview: fence and deck.
- 98 Edgemere: fence.
- 107 Great Lake: fence.
- 400 Hillsmere: fence.
- 105 Magnolia: fence.
- 551 Beach Drive: provided a draft pier construction agreement, they are reviewing and we will jointly share with the county contact as a next step before bringing it back to the Board.

**Permit applications pending** - Several, none presenting any questions or issues at this time

**Violations/Stop Work Orders updates**

- New Violations Issued:
  - 104 Huse: No permit for addition.
  - 102 Magnolia: No permit for fence.
- Updates:
  1. 608 Beach: (Stop work order issued for deck/garage in 2021) The new owners have hired a contractor to renovate their deck to bring it into conformity with HSIA's lot line setback of 15'. I have been communicating with the owners and the contractors.
  2. 127 West Bayview: I asked the county for a status update on a pier installation, seeing materials in the back yard and a barge nearby. They indicated the application was pending/under review and permit had not been granted, I am still awaiting clarification on whether or not a pier construction agreement will be required.

**Variances**

- 113 East Bayview: No updates from Mr Leary since he promised to have a survey performed of his property to provide the Board with updated measurements regarding the installation of a dog leg to his deck to wrap around the side of his house and provide access to his new glass sliding doors.

**Regulations/Guidance requested by Committee**

- The Building Committee continues to sense the need for guidance or regulations regarding the placement of sheds. Should the Building Committee draft guidelines for the Board's review?
- The Building Committee finds it might be helpful to provide residents with samples of oft-used fence styles throughout the neighborhood, in particular with regards to fences in front yards. A reminder regarding requirements for County permits for fences on corner lots and issues with fences in the county easement could also be included. Should the Building Committee draft a document of fence samples and other guidance? Steve Vanderbosch volunteered and is willing to work with the Permits Committee to write some guidelines for fences.

**SECURITY:** Claire Corcoran reported on security since we no longer have a Security Chair. Aside from scheduling conflicts, the police had no policing authority while patrolling our neighborhood. We are looking for a new Security Chair.

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

1. **Sand Spit Living Shoreline/Coastal Resiliency Project.** On July 31, 2023, the Maryland Department of Natural Resources announced the award of more than \$3 million in competitive grants for 13 climate resiliency projects. The grants will help communities design and construct solutions to withstand flooding and other weather-related events. Funding is provided by the state's Resiliency Through Restoration Initiative, the U.S. Environmental Protection Agency, and the National Oceanic and Atmospheric Administration. Grant funding for Fiscal Year 2024 is pending final approval by federal partners, expected at any time.
  - Arundel Rivers Federation – To construct a living shoreline along the Hillsmere Sand Spit and install conservation plantings to increase climate resilience of a community marina. The requested amount is \$669,000. We won't know exact amount until an announcement is made.
  - The Key School – To design and construct three bioretention practices to address stormwater flooding on school fields and erosion of the adjacent community shoreline.
2. **Marina Security Camera System.** Camera system work has resumed, and Mike Waters continues to oversee the installation work. Initially, access to the Wi-Fi signal will be password protected and be limited to slip holders, at no additional cost, for a test period. Eventually, depending on test results and available bandwidth, access may be made open to the public. Camera feed will be password protected and accessible by slip holders and HSIA Security.
3. **P&H Operations.**
  - Our electrician made a service call on Friday July 28 and repaired several malfunctioning electrical outlets.
  - A work party removed new growth of invasive bamboo at the Boat Park.
  - A sink hole at the Beach Drive Boat Ramp bulkhead was filled by Norm Johansen with rock and stone and capped with soil.
  - Marina driveway hedges were trimmed, and an emerging driveway pothole was patched.
  - Phragmites were removed from the shorelines of the Boat Park, Kayak Ramp and Sunset Ramp
  - Work has yet to resume on local slip improvements (line hangers, piling caps, guide lines).
  - The required hydrostatic test of the standpipe system has been scheduled by Heidler Plumbing to take place on September 6, 2023.
  - The new boat lifts are tentatively planned to be installed starting October 15, 2023.

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

1. **Phragmites control – eastern natural shoreline.** Volunteers are no longer available to perform the routine cutting of the phragmites as they have been for the last two years. It is essential that we continue these routine cuttings in order to maintain the progress we have made since the Vegetation Management Plan was first approved in July, 2021. Maureen

obtained a proposal from Environmental Landcare to perform a selective cutting as soon as possible, and then a subsequent cutting later in October. Environmental Landcare did the initial cutting of the phragmites in 2021, and did an excellent job. Our ongoing project has earned praise from Anne Arundel County, and it seems it has been used as a demonstration of a successful strategy. Maureen Sherer had two motions that were rescinded – 1) A proposal to allocate \$1500 for a cutting of phragmites within days, and 2) a proposal to allocate \$1250 for a cutting in late October. Discussion of the cutting of phragmites continued and the Board decided that the Environmental Committee will handle the shoreline to include control of the phragmites.

2. **Apparent property vandalism.** The children’s picnic table in the eastern playground was vandalized some time immediately prior to August 14, when Maureen noticed it. The top was broken off and bowed, and the screws which once attached it were sheared off. It appears people may have been jumping on the top until it broke off. Maureen notified the Security Chair immediately after noticing the problem. Phil Jones stepped up and was able to repair the table for the children.
3. **Beach sign area repair.** While the repair of this area was delegated to the Security Committee and the sign has been replaced, the supports to the embankment have not been repaired yet. Several of the 4” x 4” supports are missing/damaged and two of the I-beam supports are damaged. Landscaping needs to be done in this area, but the repairs need to be completed first. Maureen will contact PayDirt and Jean Somers will contact State Farm Insurance to see what is happening with our claim.
4. **Tree care and landscaping.** Tree pruning to remove dead branches and to cultivate good form was completed by Davey Tree Company, July 29, 2023. (Expenditure approved by Board, June 29, 2023.) Tree nourishment of landscape trees and treatments for willow oak (Iecanium scale) and maples (gloomy scale) was completed by Davey Tree Company, July 31, 2023. (Expenditure approved by Board, June 29, 2023.) Tree irrigation, particularly of the sycamore sapling and the linden tree by the west playground, has been done regularly by volunteers. The sycamore seems to be making a recovery. The linden is struggling. Jose Lopez weeded the western gardens and weeded the playgrounds in early August. In preparation for the deer rut season, he will make and install tree protection cages for two saplings which are currently without protection.
5. **Grill maintenance.** While people who reserve the Walker Pavilion are asked to remove their own ashes, in general, volunteers have removed the ashes from the routine usage of the grills. Since there are no current volunteers to do this, our regular trash removal person has agreed to perform this additional service for \$40 per ash removal from the group of grills. Ash accumulation promotes the corrosion of the grills.
6. **Budget preparation input for coming fiscal year.** Beach committee members and members of the community prepared a list of projects for consideration, with approximate costs. I sent the list to the Board prior to the August Budget Committee meeting. The list included replacement of the aging asphalt walkway on the west side, purchase of jellyfish nets, sand for beach nourishment, maintenance phragmites cutting, tree maintenance, geese deterrence, and light fixtures for Walker Pavilion.
7. **Non-migratory Canada Geese Deterrence.** The geese and their droppings can become a public health problem. Hiring the services of a company which uses trained dogs to deter the geese is considered an optimal strategy, which is sanctioned by the Maryland Department of Natural Resources. Maryland Geese Control, based in Westminster, estimates it would charge \$300 per week. This includes 2 visits per day Monday – Friday (typically early in the morning

and then afternoon) and 1 visit per day Saturday – Sunday. It is recommended the service is used at least February through July. Maryland Goose Patrol, based in Edgewater, is not accepting new customers. Steve Vanderbosch suggests allowing dogs on leashes on the walkway at the beach as a deterrent.

There being no further business, the meeting adjourned at 8:45 pm to go into closed session to discuss personnel matters.

Respectfully submitted,

Jean Somers  
Administrator