

**HSIA GENERAL MEETING  
KEY SCHOOL IN PERSON & VIRTUAL  
September 14, 2023**

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

**ADMINISTRATIVE STAFF:** Jean Somers

**GUESTS:** Tom Schwallenberg, Paulette Schwallenberg, Helene Raven, Mike Waters, Robin Clark, Jen Reilly, Sandy Anderson

Claire Corcoran called the meeting to order at 7:06 pm. No quorum.

**MINUTES:** Since no quorum is present at this meeting and no quorum was present at the July General Meeting, approval of minutes can take place. Claire Corcoran moved to approve the May & July General Meeting minutes. Steve Vanderbosch seconded the motion. Vote taken - unanimously approved.

**PRESIDENT'S REPORT:** Tom Anderson not present.

**TREASURER'S REPORT:** Gene Gross reported that we have \$972,811.81 in the Operating Checking Account; \$713,200.38 in the Special Tax Checking Account; for a combined total of \$1,686,012.19, as of June 30, 2023. Gene reported that budget meetings took place in August and September. The first meeting focused on the Special Tax budget and was sent to board members. A proposed ST budget handout is available tonight. Please send questions to Gene Gross.

**SECRETARY:** Mike Wurst mentioned that all community residents should be receiving the Sea Breeze by emailed link or postal mail. Residents can attend meetings via zoom. We are posting info on Facebook and community emails are sent for communication to all residents. We have lots of ways for residents to get involved and stay connected. Mike also reported, as the Nominations Chair, that November 9 is the general meeting to vote in the board member election. Residents can vote by mail or community dropbox, or in person at the general meeting. We will have a Meet The Candidate Night in October, date tdb.

**ADMINISTRATIVE:** Jean Somers – nothing to report.

**FIELD COMMITTEE:** Mike Waters reported that the Field Committee has been disbanded. Mike could not arrange a consensus between residents that wanted a community garden and other residents that wanted open play for kids and dog walking. A motion was made and accepted to disband at the last meeting of the Field Committee.

**LEGAL:** Christian Elkington – nothing to report

**EVENTS:** Helene Raven reported as follows:

1. Moxie Blues at the beach will include ice cream.
2. Halloween Parade – Helene contacted the organizer.
3. Flu shots – checking to see if it's happening.
4. Oyster Roast – Mark Carroll is organizing.
5. Santa's Run – hosted by Volunteer Fire Department
6. Santa Caravan – needs a coordinator.
7. October 2 – meeting of the Events Committee to discuss events for 2024.

**POOL:** This is the last week of pool operation. Tom Schwallenberg mentioned the pool is underutilized. The Committee will look at usage of the pool. Helene Raven has recommendations for ways that the pool can have higher occupancy. Steve Vanderbosch mentioned that other communities have a dog swim day. Mike Wurst mentioned we need a snapshot of membership levels and usage. Discussion.

**ENVIRONMENTAL:** Kevin Green -- not present. Mention of the tree sale currently happening.

**ANPF:** Ray Sullivan – not present. Claire reported that an Advisory Board is being established for the Retreat at Quiet Waters Park. Ray Sullivan is looking for someone in Hillsmere to be the representative on the Advisory Board. Anyone interested can contact the Administrator.

**COMMUNITY HOUSE:** Tom Schwallenberg reported that the house is 95% done and we are waiting for countertops. The air conditioning is in place; the heat and air system are one in the same. Tom will get a maintenance contract for the air conditioning. The house should be completed by the end of September. Tom asked who was going to schedule and maintain the house. The Administrator can schedule meetings and has a log of keys issued.

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

1. 127 W. Bay View Drive – questions raised about air conditioning unit and stairs. Robin wants to look at the site plan.
2. Fence & deck permits coming in regularly.
3. 113 E. Bay View Drive – waiting for formal survey
4. 608 Beach Drive – stop work order on house. The realtor was able to learn about the stop work order. We want to research how we can make more realtors aware of permit issues.

**SECURITY:** Claire Corcoran reported that the team in place during the summer did not work out. We will be looking into hiring security. We currently need a Security Chair.

**ZONING:** Claire Corcoran – nothing to report.

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

1. DNR announced the award of \$669,000 to Arundel Rivers Federation for construction of a Living Shoreline at our marina.

2. Camera system upgrade should be operational by the end of the month.
3. Boat lift construction tentatively scheduled for mid-October.
4. We have been contacted by BayLand Consultants regarding AACo's maintenance dredging of Duvall and Kitty Creeks, and have allowed BayLand to use HSIA boat ramps as they conduct bathymetric surveys of the Creeks.

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

1. The car crash that damaged the Beach sign is ongoing with the insurance company. PayDirt is coming to repair the wood by the area. We have a landscaper lined up to spruce up the area.
2. Some of our trees are struggling. Vigilant volunteers have been watering the trees.
3. Phragmites has not been managed for the last two weeks. Mike Wurst mentioned that the new Property Manager will work on this, as we will be working on maintenance contracts. Discussion continued on how to control Phragmites.

At this time, Sandy Anderson was recognized to comment on two issues:

1. Sandy is working with a contractor to do cleanup and planting at the front entrance. Riva farms is giving Sandy recommendations on plantings.
2. Sandy was wondering what can be done about the deer population. The HSIA President has sent a letter to the County to request another controlled hunt. Jean Somers will get the date that the letter was sent.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

There being no further business, the meeting adjourned at 8:35 pm.

Respectfully submitted,

Jean Somers  
Administrator