



CHESAPEAKE ISLE CIVIC ASSOCIATION
P. O. BOX 150 NORTH EAST, MD. 21901

CICA Board of Director's Meeting—Minutes
August 14, 2003

The meeting began at 7:30 p.m. at the pavilion

BOARD OF DIRECTORS PRESENT: Jim Abel, Dave Byler, Bill Dryden, Andrea Gilde, Rob Green, Ward Keever, Ken Knapp, Janet McKenna, Mike Szep, Sr.

ABSENT: Harry Hite, Verne Orndorff

Committee Members & Guests Present: Mike & Marie Borromeo, Ron Fritz, John Bates, Les Fritz, Christy Michaud, Ed Earle, Fred Keith

PRESIDENT'S REPORT:

Correspondence Report

The following correspondence was received:

- We received thank you notes from the 2 charities that received a portion of the proceeds from the 4th of July silent auction.
- A request from a property owner on the privately owned portion of Mason Lane for some road maintenance on that piece of road.
- A note and a copy of an e-mail from Bob Bingham, NorthBay, were received from Rich Gilbert which included follow-up information from the Critical Areas Commission hearing.
- A request from a property owner whose property backs up to the harbor requesting that people not cross his property but keep on the community lands.
- A letter from Eric Sennstrom, regarding the Episcopal Diocese of Philadelphia ability to develop building lots in the proposed development of the Wapiti Farm site.

Follow up on potential controlled burn issue raised at the last meeting: County officials have stated that they will not permit a controlled burn on the Caldwell Rd. lot.

Mike Szep spoke with a property owner regarding the slow progress on a home renovation. The property owner cited a non-responsive contractor as the source of the problem, and is working on getting the renovations back on track. Mike will speak

with him again and check on the progress. Restrictive covenants require external construction to be completed within 6 months.

SECRETARY'S REPORT: The minutes from the June 10th, 2003, and June 26th, 2003, meeting were approved as submitted. All committee chairs should submit reports in writing prior to the annual meeting on Aug. 24

TREASURER'S REPORT: The monthly report was approved as submitted. It was the final report for the FY 2002-2003. Income and expenses for the fiscal year were about 107% and 102% of budget, respectively. \$8,700 in loans to construct the beach groins were paid off. Total funds available were \$20,648.40 on June 30, 2003.

COMMITTEE REPORTS: (Contributor's name and/or committee chairperson's name shown in parentheses following report.)

Architectural Review: Plans were submitted for 3 story home at M-9, and they were turned down, as that violates our Architectural Review charter. The building permit has been posted at the site, but we have not yet seen a submission of revised plans. This will be checked out.

The driveway of a home under construction is encroaching on CICA land. Mike Szep will discuss the issue with property owner. (Barry Miller)

Beach: All is well at the beach (Jim Abel)

CICA Clothing: Nothing to report. (Dotty Fritz)

Email & Website: Nothing to report. (John Reber)

Erosion: Plantings at harbor to be planted on clean up day. There is a slight revision in the design of the plantings; there will be one large planted area instead of 4 smaller ones. This will help with mowing as there will be no need to get in between the planted areas. The number of plantings will remain the same. Blueberry plants will be replaced with barberry, as they are more "deer-resistant". The area will be treated with weed/grass killer 2 weeks prior to the plantings, then be covered with black paper and mulch to reduce further weed growth. A lot of help is requested for this clean-up day project, as well as a post-hole digger, if anyone has one to lend. (Ken Knapp)

Grass Mowing: To date, \$5265 has been collected. 41 lot owners have paid, and 3 remain uncollected. The committee is pursuing payment for those lots. (Ken Knapp)

Harbor: 89 moorings were set for this season. So far it has been a quiet season, with only a couple of boats drifting away. Two moorings need to be dragged for as they

have lost their floats. We had an electrical problem with one of the lights at the harbor, Conectiv has taken care of it. (Bill Dryden)

Historical: No report given. (Audrey Buck)

Legal: Nothing to report. (Dave Byler)

Maintenance: We have installed pipe from the spring to the swale at harbor, covered spring with cement top. This should reduce or eliminate water pooling in the parking area at the harbor. There are new signs from the Highway Dept. on Diana Way, Pine Lane, and Racine Rd.. We removed dead tree from beach area, and the drain from the marsh has been opened 3 times, to prevent water from backing up onto the beach area and basketball court. (John Bates)

Membership: To date, there are 242 paid members, two more are needed to tie the previous record. There is 1 payment from a new resident pending. (Les Fritz)

Newsletter: July newsletter went out on schedule. Next one is scheduled for mid-October (Les Fritz)

Pavilion: No report given. (Gay Turner)

Roads: We received 3 loads of millings at the end of July. Millings are proving hard to get this year. The committee's plan is to bring in 3 more during August, then more in September. (John Bates)

Social: No report given. (Sue Seeley)

Town Watch: There is a problem with a "knock and run", individuals banging on a door in the middle of the night, then running. This matter is being turned over to the police. A new chairperson for the Town Watch is needed. (Harry Hite)

Tractor: All is well, drive shaft repaired and is working well. Shear pins repaired on front end loader. (John Bates)

OLD BUSINESS

Mandatory Membership – lawyer is proceeding with document review & is prepared to move forward if we choose. The issue will be reviewed at the annual meeting, & a handout presented. At this point, we still anticipate being able to move forward with a community vote in time for the 2004 Membership Year.

Snow Plowing – The Snow Plow committee met to make some recommendations about how to run the program this coming winter. Recommendations include:

1. Raise the yearly fee to \$60 per year. This raise is based on the wage increase for tractor drivers, which was approved earlier this year, and the increased costs of fuel and tractor and mower maintenance. We will no longer offer this service to those who have not paid their CICA dues.
2. We will limit the amount of contracts accepted to thirty-five (35). This is to ensure that the committee can handle the workload during the heaviest snow events. Contracts will be accepted on a first come-first serve basis.

A motion was made and seconded to vote for these changes. All approved.

In addition, the committee chair will maintain a list of community members and outside contractors who may be willing to provide snow-plow service for a fee to those whose contracts are received after the 35 contract limit, or who are not CICA members.

NEW BUSINESS

Election of Directors at Annual Meeting – the ballots will be prepared, the candidates will be listed in alphabetical order. Those who served on the nominating committee will count the votes at the meeting. 4 new board members will be elected. A 5th member will be appointed to fill the vacancy made by Elaine Weber’s resignation.

Absentee Ballots – anyone desiring an absentee ballot can contact the membership chair, a member of the nominating committee, or the secretary for an official ballot. They must return the ballot signed & sealed in an envelope in order to be counted.

Boat Slips – For the past several months, a group of Chesapeake Isle property owners have been investigating the possibility of building boat slips in our harbor. A preliminary presentation of their plans and ideas was made to the board.

THE FOLLOWING NOTES ARE CICA'S NOTES ON WHAT WAS SAID BY THE PRESENTERS AND GUEST PRESENT IN SUPPORT OF THE PROPOSAL:

- The committee proposes to form a separate group of slip owners called “Chesapeake Isle Yacht Club” (CIYC). This group would have their own Board of Directors and By-laws. All CIYC members would have to be members in good standing of CICA. Currently, about 40 people have expressed an interest in joining. CIYC Members would pay for the cost of having “their” slip built and would own the slip along with their property.
- The older, south dock would be taken over by this group and extended 150 feet for a total 300 foot dock. At the end of the dock there would be a “T”. Slips ~~will~~ would be built along the “T”. The existing floating dock would remain and all Chesapeake Isle residents would have access to the floating dock and pier. The cost of building the slip pier has been estimated at \$125000 for 20 slips.
- CIYC does not need a permit to extend the existing dock to 300 ft. If they want to go further, a special variance is needed.

- CIYC Annual Membership dues would cover the cost of maintenance, taxes, etc. There would be no contribution from the CICA dues.
- The proposed “T” expansion of the pier would encroach on the existing mooring area. Many of the potential slip owners are current mooring users.
- Long- term plans include running electric power so that lifts could be installed by slip owners.
- Winter storage would be allowed on the slips once lifts have been installed

THE FOLLOWING IS CICA'S NOTES ON STATEMENTS MADE AND QUESTIONS POSED BY CICA DIRECTORS, AND ANSWERS PROVIDED BY THE PRESENTER AND GUESTS WHO WERE PRESENT IN SUPPORT OF THE PROPOSAL:

- Many board members are not comfortable with a separate group having control over CICA property.
- Who would own the pier?. Currently it is owned by the CICA
 - The CIYC would want to take over ownership and maintenance of the pier. They have not offered an amount of compensation to CICA.
- A point was raised that since the CICA owns the pier, it could not simply be transferred over to a satellite organization. Every property owner would have to agree to transfer ownership.
 - The CIYC spokespersons said that they were open to working with the CICA on other ways to provide boat slips and suggested the possibility of an agreement for use or lease of the pier.
- If the issue were to be presented to CICA members for a vote, the CIYC will pay all costs associated with copying, mailing, and distributing.

CICA Bylaws state: "Any major change in usage of or construction on Community property will require the approval of a majority of the property owning members. A proposed major change must be approved by the Board of Directors before being submitted to the members. The membership vote shall be by ballots mailed to them. The ballots shall be counted by a committee of three members appointed by the President of the Board of Directors."

- How would ownership of slips be transferred when a current owner sells his property?
 - Does CIYC member have to offer slip to new owner first?
 - Could it be sold to another CICA property owner who has been waiting for a slip to become available?
 - Are slips deeded with the property?
 - When prop is sold, new owner has opportunity to buy membership in slip, is refused, it can be sold to any other member in good standing.
 - At any time a CIYC member can sell his/her slip to another CICA property owner waiting for a slip to become available.
- Would there be need for a breakwater to prevent storm damage to boats
 - The potential builder does not think so. He has suggested the use of another device to prevent storm damage.

Representatives from the board will be designated to meet with those wishing to start the CIYC to discuss issues that have not been addressed or discussed and questions that board members and others in the community have raised. The board will have a meeting dedicated solely to this issue.

The Boat Slip group plans to have an informational handout available at the Annual Meeting.

Emergency Equipment and Needs – A suggestion was made to develop a list of who has equipment that can be used in case of weather emergencies such as generators, 4 wheel drives, chainsaws, medical training, etc. A list of those who might need such services (medical transportation, assistance during snowstorms, etc) will also be generated. A form to help gather this information will be put in the next newsletter.

Camping Trailer – The Legal Committee was asked to investigate the regulations regarding living in a camping trailer in a residential community, as we believe there is such a situation in Chesapeake Isle. A representative from the county informed us that it is illegal to be staying in a camping trailer for even one night in anywhere but a campground with adequate sanitary facilities. A trailer can be stored on a property. The property owner in question will be asked to stop the situation. If the problem continues, we will contact the county agency, which will send out an inspector.

CLOSE OF BUSINESS: The next meeting will be the Annual meeting to be held on Sunday, August 24, 2003 at 3:00 p.m. at the pavilion.

A date for the 1st meeting of the new board was set for Thursday, Sept. 4th, 2003, at 7:30 at the pavilion. This meeting date is subject to change.

Having no further business to discuss, the meeting was adjourned at 10:05

Respectfully submitted,

Andrea Gilde, Secretary

CC: Committee Chairpersons
Elk Neck State Park Rangers