

Chesapeake Isle Civic Association
Minutes, Board Meeting, November 8, 2007

Board Members present: Dave Byler, Brian Clare, Bill Dryden, Andrea Gilde, Diana Hawley, Sonny Hayes, Allan Johns, Janet McKenna, Bill Tucker, Art Wood

Absent: Mike Burroughs, Chris Ann Szep

Community members and guests present: Mary Abel, John Bates, Gordon & Jorja Osborne

PRESIDENTS REPORT: The President opened the meeting at 7:05 p.m. with a note of thanks to those who coordinated and otherwise helped with projects at the beach, harbor & roads during clean up day & mooring pull. All moorings were removed either before or during Mooring Pull, and delivered to the proper owners. The floating docks were removed, and the mooring puller is up on dry land. He also express thanks to those who organized the Halloween Party (Diana, Jennifer Greenfield, and Karen Lewis). We received a thank you note from the St. Mary Ann's Outreach Program, to whom we donated excess food following the clean up day luncheon.

The president also read a suggestion to put ceiling fans in the outside area of the pavilion & to increase number of committee reports read aloud at the annual mtg. There was also a mention of a fence on lot P-24 that may be extended out into the CICA right-of-way. Since the house is up for sale, it should be addressed before any sale goes through.

Minutes from October meeting approved with a motion from Art Wood, Janet McKenna seconded. All approved.

TREASURER'S REPORT – as a follow-up from the October meeting, the amount of tax CICA owes is still being reviewed & will be reported on during the December meeting.

Treasurer raised possibility of CICA being classified as a non-profit organization, thereby reducing our tax obligation. Although this idea was explored in the past, we will look into it again as the structure of our organization has changed & may now be eligible.

Treasurer Reports were reviewed and approved with Bill Dryden moving to approve and Janet McKenna seconding. All approved

COMMITTEE REPORTS –

LEGAL – On 10/21/07 Dave Byler, Bill Dryden, and Mike Szep Sr. met with CICA's attorney, Robert V. Jones regarding 3 issues: the multi family rental on Rolling Ave, continuing maintenance on the Mason Lane easement, and the Osborne's driveway

- **MASON LANE:** We received a letter from Attorney Doris P. Scott regarding the maintenance issue on Mason Lane., requesting a statement in writing that CICA is obligated to maintain easement access road that goes through several properties on Mason lane. The letter claims that CICA owns the property and is obligated to

maintain it. We have maintained this access area in the past, but believe that the area in question is privately owned. We will have the attorney send a reply again stating our contention that the area belongs to the property owners but that CICA will, as a courtesy, continue to maintain the road as with a suitable roads material and keep it passable by a single vehicle during normal weather conditions.

- **ROLLING AVE:** this rental property has multiple families – this area is not zoned for multiple family dwellings. We reported to the Cecil County agency, and have taken photos of vehicles on property to help determine who is living there through the tag numbers. County agent found that the two renters are brothers. County & CICA rules allow families, but in this case, both brothers have individual families living in the home, which is operating as two separate rental units. County will not pursue; however, CICA will continue to follow up to get landlord to conform to law regarding multi-family units.
- **OSBORNE’S DRIVEWAY** – RV Jones contacted Gordon Osborne requesting to speak with him regarding the paved driveway issue. At this time, we don’t know the content of the conversation but will follow up. Our attorney claims the original agreement to keep the CICA portion of the driveway is valid and enforceable. The Osborne’s claim that they have a right to maintain their driveway as they see fit and that CICA does not have the authority to mandate the material used. The Osborne’s contend that the harbor road is commonly owned property, just like any other road in the community and many property owners use materials such as asphalt or concrete over the CICA right of way when maintaining their driveways. Sonny cited documents that determine that beach & harbor road are differentiated from other roads in the community.

MEMBERSHIP – final changes in process for the new guidebook and directory to be sent out to all property owners. There were changes discussed to the area of Brief History – regarding the wording of rules regarding a Home Based Business in CI. A change in the boating rules will include that those wishing a certain mooring placement must pay their fees by the deadline in order to guarantee a spot; after the deadline, the harbor master is free to reassign the placement. This change will also be reflected on the Boating form sent out with the annual dues billing.

There was also discussion regarding potential changes to Guests & Use of Community property; however, it was decided that no changes are necessary.

A change that will be made is to include the word **EXEMPT** under the section CICA membership for RENTERS and Mason Lane

MAINTENANCE – clean up day had a good turn out, and just about every item on the maintenance list was accomplished. The bathhouse is closed, and the water drained. Winter locks are on bathrooms. One more mowing is to be done at harbor, Hobie cats need to be moved by the end of the month.

SNOW PLOWING – To date, we have received 13 contracts for a total income of \$1050. Property owners have until 11/15 to sign up. Snow plow committee needs to coordinate a crew to be ready in case of a storm.

COMMUNITY EVENTS – Thank you to Mary Abel for chairing the Fall Clean-up on October 20; approximately 40 people attended the lunch afterwards. Karen Lewis and Diana Hawley co-chaired the Halloween Party on October 27; it was very well attended (approximately 45 children and their families). Kudos also go to Karen Dryden, Pat Day, Audrey Buck, Anna Green, and Babs Manges for cleaning and re-organizing the closets and the kitchen. (The History items are now being stored at the pavilion.) Their hard work is much appreciated; please continue to do your part to ensure that their efforts are long-lasting.

- Jean Tucker volunteered to be the events photographer, replacing Rosie Knapp.
- I incorrectly reported the dates for two Christmas Events in the newsletter; the correct date for the Wine and Cheese is December 2, and the correct date for the Children's party is December 9. Signs were posted during the Fall Clean-up, an e-mail was sent informing the newsletter e-mail group of this error, and a flyer was made and distributed via tube drop. Other holiday events (Christmas Caroling on December 15 and the Open Craft Group on November 19) were also included on this flyer.
- The Annual Dinner is scheduled for April 19, 2008; it will be held at the Chesapeake Bay Golf Club (Rising Sun location). After some discussion, it was decided that the board will contribute funds to pay for awards & plaques but will not subsidize the cost of the dinner. A sign up form will go out along with the January newsletter.
- The next CE meeting is on Monday, November 12, at 7:00 p.m. at the pavilion. The calendar of events for 2008 will be finalized this month and submitted to the Board in December for approval.

HARBOR – great volunteers on clean up day and mooring pull day. All necessary harbor - related tasks were completed. The ramp committee (Art, Joe Greenfield, and Paul Pudlinski) has been working on the drawings and permit application for the new boat ramp. The draft of the ramp plans and permit application were distributed and reviewed. The next step will be selecting a contractor, finalizing the details, and waiting for the permit.

The rebuilt ramp will be 75' long, 24' wide. It will be closer to the dock and higher at the beginning in order to create a 10% slope.

Art Wood was authorized to sign the application process, with a letter created to put this authorization in writing.

If permits and prep can be done in time it will be done this winter. If it can't be completed in time for boating season, it will be put off a year

OLD BUSINESS

- Legal issues were discussed during committee reports
- Roads resurfacing feasibility study – no new information at this time; tabled until next meeting
- The siding on the maintenance garage is in progress; however, scheduling conflicts are slowing down the pace of the work.
- The updated CICA handbook & directory is to go out soon. Directory information needs to be finalized after new annual membership forms come in. We would like to increase the volume of those receiving their newsletters via email.

NEW BUSINESS –

- Board members should start thinking about candidates for MAN/WOMAN of the year for the annual dinner
- There was discussion regarding what steps should be taken regarding Osborne's driveway. Although no one wants to be involved in a dispute, this board feels it is necessary to enforce the decisions made by the previous board.
- Throughout our community, there are instances in which property owners have placed items such as fences, stakes, rocks, etc. that encroach on the CICA-owned right of way. CICA needs to be able to maintain this property by mowing, snowplowing, grading, etc., and will be reminding property owners that these items may need to be removed in order for CICA to continue maintenance, as is our obligation.

WAPITI --- church organization will be shutting down current operations and the property will probably be sold. We don't know what, if any effect this will have on CICA or on traffic in the area.

Next meeting, December 13, 2007

Having no further business to discuss, the meeting was adjourned at 9:39 pm.

Respectfully submitted,

Andrea Gilde for
Chris Ann Szep, Secretary