

Chesapeake Isle Civic Association
Board Meeting Dec. 13, 2007
Minutes

Meeting was called to order at 7:03 p.m.

Board Members Present: Bill Dryden, Dave Byler, Diana Hawley, Mike Burroughs, Art Wood, Bill Tucker, Brian Clare, Sonny Hayes, and Andrea Gilde.

Absent: Chris Ann Szep, Allan Johns, Janet McKenna

Guests: John Bates, Mary Abel, Pat Day, Jean Tucker, Joan Ferrick

Presidents Report : Sonny Hayes updated the board on some outstanding issues:

- Jean Tucker is taking over membership duties from Bill & Janice Newkirk. They are in process of transferring information. Jean will be working on billing and collection of dues and fees, and Mary Abel will continue with the membership updates, community guide, and welcoming new members.
- We are still seeking a chairperson to take over the maintenance duties from John Bates. Any interested parties should contact John or any board member.
- Janet McKenna & her daughter Erika have agreed to take over scheduling and coordination of the Town Watch program.
- One of our biggest concerns this fall has been an increase in poaching activity in the community. Injured and dead deer have been found in several locations, as well as at least one arrow found in a yard. Last month, the windows on a resident's truck were shot out. If anyone sees or hears any indication of poaching on community property it needs to be immediately reported to DNR police as there are no longer any police officers with dedicated patrol in Elk Neck State Park. A suggestion was made to put chain up in on harbor road & beach road since that is the area of most suspected activity. There will be an article in the January newsletter with the appropriate phone number for reporting poaching incidents.

Sonny and Sara Hayes wish to thank all those community members who have expressed condolences in response to the death of Sara's mother. There will be a private memorial service on December 22, with an open house for any community members wishing to pay their respects from 3-5 p.m.

Secretary's Report –The minutes from November 8th meeting were approved unanimously

Treasurer's Report – the treasurer reported on current income and expenses for the month of November.

At a previous meeting there was some question about the different way that our taxes could be filed resulting in different tax rates. In the past, our auditor has recommended our filing as a Corporation, not as a Homeowners Association. This has usually worked to our benefit, but this past year we ended paying more in taxes due to increased income, and we had filed as a HOA as it worked to our benefit to do so. Our auditor needs to determine if; after filing as a HOA in 2006, we are committed to doing so for the future.

The treasurer will also be looking into a checking/savings account with a higher yield for CICA funds

At the previous board meeting, the question of whether CICA should pursue the status of non-profit organization was raised. We received some information for board members to review, and it will be discussed at the January meeting.

The treasurer's report was unanimously approved.

COMMITTEE REPORTS

LEGAL COMMITTEE: The road maintenance situation on Mason Lane has been resolved upon receipt of letter from Smith & Conway's attorney (Scott & Scott). The letter states the terms of maintenance, that CICA will voluntarily maintain the road so that it is passable by one car under most weather conditions, as we have done in the past. Our attorney sent a letter of agreement on our behalf.

- After speaking with our attorney regarding the situation with the Osborne's Driveway on December 10, the attorney suggested that we take one of the following courses of action: We hire a surveyor to determine the exact measurements of the CICA property paved over with the Osborne's driveway, then hire a contractor to restore the surface to our specifications and bill the Osborne's for the costs. If they refuse to pay, we can bring it court. Our other course of action is to go to court first and see if we can force the Osborne's to remove the asphalt & replace it with stone.
- Sonny spoke with the Osborne's regarding the situation. They want to settle the situation but won't consider removing the paving over the driveway. They have offered to sign a statement that they don't own the property in question, but that won't resolve the initial agreement from 2002. Some community members are upset that the board is spending money on legal fees in order to resolve this matter; however, based on previous communications from community members, the board expects an equal number of community members to be upset if we don't attempt to enforce the agreement made by the board in 2002.

- One possible solution that has been mentioned is to replace the blacktop paving with paving blocks. This may be a compromise workable to both parties. Sonny and Art Wood will discuss this possibility with the Osbornes.
- Multi-family dwelling on Rolling Ave. – we are still pursuing whether there are two apartments in the home on Rolling Ave. Separate apartments in the same home are prohibited in Chesapeake Isle.
- There will be a letter sent out with the January billing in regards to property encroachment. The letter will state that property owners are able to “encroach” on CICA right of way but CICA has the right to have any encroaching objects removed in the interest of public safety or property maintenance.
- A suggestion made to close off beach & harbor road for 24 hour period to ascertain CICA’s ownership & right to maintain beach & harbor roads. If this closure is done, will be at a time of low usage, probably a weekday during the winter. We are going to check with our lawyer to determine if this would solve any potential problems with residents claiming CICA doesn’t have the right to control these two access roads.

MAINTENANCE – Shelves & sink have been installed in the kitchen and a hasp put on pavilion closet (nearest to the door). This closet is now exclusively for the use of the historical committee.

NEWSLETTER – copy for the January newsletter will be accepted until January 16th

MEMBERSHIP – invoices will be going out first week of January. 2nd notices to go out beginning of March, and any necessary 3rd notices in April. Late fees will be imposed on late payments. For 2007 – one person has under paid (paid for maintenance on 1 lot but owns multiple lots & 9 people have not paid at all.

HISTORY – at the October 26th meeting, booklets were assembled. These booklets will be for sale at annual meeting.

LIBRARY – expects to get new movies donated so the current older collection will be replaced.

COMMUNITY EVENTS

The Wine and Cheese Event was held on December 2 at the Biedermann’s home, with 82 people in attendance. Thank you to Karen Dryden and Sandy Biedermann for chairing this event. The Children’s Christmas party was held on December 9; 6 children and their families enjoyed the crafts, games, story, goodies, and special visit from Santa. Thanks to Brian Clare for being a wonderful Santa!

The Christmas Caroling at the pavilion is being held this Saturday (December 15) beginning at 6:00 p.m. Santa's visit on Christmas Eve and the Holiday House Decorating contest are also taking place this month.

The 2008 Calendar of Events is being disseminated to the Board at the meeting tonight. Members should review the proposed calendar and approve the dates. The calendar will be posted on the web site and included in the January newsletter. (The Fourth of July is redlined to note to the Board that it will be included on the calendar even though it is not an event that is organized by the CE Committee; it will not be redlined in the final copy. The calendar posted in the newsletter will also include ongoing events organized by the committee, such as the book club, open craft groups, and CE meetings.)

The next CE meeting is on Monday, January 14, at 7:00 p.m. at the home of Sandy Biedermann.

HARBOR – the boat ramp application has not yet been submitted but should be submitted soon. Art Wood may need an assistant for harbor duties during the winter as he is having surgery.

SNOW PLOWING – 22 CICA members have signed up, with \$1725 in fees paid. One resident wanted to sign up for this service past the deadline date. However, this resident had not paid CICA membership, just paid the maintenance fee. After being told that snow plowing was only for CICA members, he paid his CICA fees and was allowed to participate in the snow plowing service.

There is a problem with joystick controller on tractor will have to be repaired. This will be the 3rd control lever repair to tractor this year. A suggestion was made that perhaps it is time to look at purchasing a new tractor while there is still a good trade-in value on this one. If we purchase a new tractor, it would have an automatic transmission, which would eliminate problems with the clutch.

OLD BUSINESS

1. Membership package – will be ready to be mailed out after new memberships are received following the January billing.
2. Roads resurfacing feasibility -- The committee seeking information regarding options for paving our road surfaces and whether the community will be interested in paving has encountered scheduling problems and will resume in the spring. A new chairperson is being sought for this committee.
3. Candidates for Man and Woman of the Year were discussed and decided upon.

NEW BUSINESS

Teddy Beckert is seeking to do an Eagle Scout project and has sought out suggestions for performing this project in our community. Any ideas should be brought to his attention.

Next meeting will be held on Thursday, January 10th at 7 p.m. at the pavilion.

Having no further business to discuss, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Andrea Gilde for Chris Ann Szep,
Secretary