



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

### Chesapeake Isle Civic Association/Community Maintenance

Annual Meeting August 24, 2008

The meeting opened at 2:05 pm with approximately 100 members and guests in attendance.

- We began the meeting with an invocation and pledge of allegiance, and an apology was issued by the CICA president regarding a misunderstanding concerning distribution of flyers at the entrance to the meeting.
- A Happy Birthday greeting was sung to Allen Embon, who will soon be celebrating his 60<sup>th</sup> birthday.
- Thanks were extended to Ned Schoonover, who for several years now has made and posted the signs at the entrance/exit to our community. This job will be taken over by Don Manges. Thanks were also offered to the crew who re-sided the maintenance shed, those who drive the tractor for all kinds of maintenance jobs, the Beach committee, and especially the Friday beach clean up crew, who clean debris from the beach so all can enjoy it for the weekend.
- Current CICA Board members in attendance were introduced. They included: Sonny Hayes - President, Brian Clare - Vice President, Bill Tucker - Treasurer, Andrea Gilde - Acting Secretary, Janet McKenna, Diana Hawley, David Byler, Bill Dryden, and Art Wood. Mike Burroughs was absent.

**Secretary's Report** – The minutes from the 2007 Annual Meeting were approved by a unanimous vote.

**Presidents Report** – The meeting will be divided into two sections. The first will be in regard to the maintenance of the community, to which all property owners are required to contribute. FY 2007-08 income and expenses will be reviewed, and plans for 2008-09 will be discussed. The 2008-09 Community Maintenance Proposed Budget will be reviewed and voted upon. During this time we will be discussing road maintenance/capital improvements and boat ramp & harbor capital improvements which are CI Maintenance projects.

- **ROADS & MAINTENANCE** --John Bates (current roads chairperson) & Bill Chase (upcoming roads chairperson) discussed two sections of roads that the committee is considering paving in a manner similar to the entrances to Bennett Ave. & Caldwell Rd.

In the Community Maintenance Budget, the Roads Committee requested \$11000 to pave Rollins Rd. from the Turkey Point Road entrance to the entrance of Rolling Ave. (390 feet long x 20 feet wide)

This paving project is being suggested as this hill is a continual maintenance problem, requiring repeated applications of millings in order to preserve the road surface. If approved, the committee will have this project completed as soon as possible, as asphalt prices continue to rise.

***A question was raised as to whether the asphalt paving will be done up to the county standards for road paving.*** In answer, John Bates stated that the thickness of the road surface and materials used meet and/or exceed the minimum Cecil County standards, but the width of the road will not always meet the county standard. Also, the county standard requires a base layer of asphalt, covered by a top layer of asphalt. We don't have the base layer of asphalt, but the millings underneath the asphalt will serve adequately as the base layer. It is the same standard that was used for the Bennett/Caldwell paving, which has held up very well for eight years, with no deterioration or maintenance issues.

#### **UPDATE ON THE BOAT RAMP PROJECT**

Ramp update: At last years annual meeting \$21,500 was approved to replace the existing 12ft wide boat ramp with a new 24ft wide ramp. The funds came from \$10,000 in the Community Maintenance budget and \$15,000 from the C.I.C.A. At that time, the preliminary estimate to complete the new ramp was \$18,900. This was based on completing the job in the winter months when tides are low without a coffer dam

- After the meeting a committee was formed to evaluate and recommend specifications for the new ramp.
- After talking with others in the area and reviewing the specifications from the Elk Neck Park ramp it was decided that we needed to add more rebar and increase the depth of the footers and the slope of the ramp should be increased to allow boats to be launched at high tide without the need to back your vehicle into the water.
- With these things in mind a specification and drawing were created for the new ramp and submitted to the contractor for rebid. These changes resulted in the need for a coffer dam and increased the cost significantly, to \$43,000.
- At the same time we submitted our application for a permit to the Maryland Department of Environment. This turned out to be a long and arduous process.
- After a lot of back and forth with government bureaucrats we were told that
  - we cannot increase the width of the ramp to 24ft
  - to protect overwintering waterfowl we can only work between March 2 and October 31 and
  - to protect submerged aquatic vegetation we would have to construct a turbidity curtain (it is our understanding that the coffer dam will meet this requirement).
- At this time the Board decided to modify the application to a 12ft wide ramp, and after some more back and forth with the same bureaucrats on April 17 we received our permit. (The permit is good for three years) At this time we have not submitted paperwork for a permit from Cecil County but have assurances from the federal level that local county Licensure & Inspection have historically relied on the actions of the MD department of the Environment & we have their approval.

- After receiving the permit we asked the contractor to re-quote the project. The change to a 12ft wide ramp only resulted in a reduction to \$37,500.

**What's next:** The board is recommending that we hold off on constructing the new ramp at this time and place the \$21,500 already allocated into a reserve fund for the ramp project. (\$10,000 in a community maintenance fund and \$15,000 in a C.I.C.A. fund) and place \$10,000 in this year's Community Maintenance budget into the reserve and propose that another \$10,000 will be included in next year's proposed budget to also go into the reserve giving us, \$41,500. When the funds to complete the projects are available, the Harbormaster & committee can evaluate the condition of the current ramp and decide whether to replace the ramp at that time.

Thanks were offered by Art Wood to the following who served on the ramp committee Bob Biederman, Mike Burroughs, John Bates, Ken Knapp, Harry Seeley, Paul Pudlinski, Joe Greenfield, and Tony Krauss.

Comments, questions & answers regarding the boat ramp proposal –

1. **Question** – if enough of the members present at the meeting today are in favor of moving ahead with replacing the ramp immediately, can it be taken to a vote with a plan of using the money already allocated & stored in a reserve account, with the remainder financed immediately by borrowing money and accepting grants from the community members (in a manner similar to that used when the jetties were installed)

**Answer** – we can't change the proposed budget at this meeting, but members present can vote against the current proposed budget & the board will come back with a new budget at a later date (30 days) which would include such a proposal. The Finance Committee creates a budget to be voted upon at the meeting, and budget allocations cannot be created on the fly.

2. Another comment is to try to repair the existing ramp at low tides so it will remain serviceable for a longer period of time (until it needs to be replaced)
3. A comment was raised as to why should those that don't boat should be expected to subsidize boaters. In answer, all property owners have access to use the boat ramp (or the beach, or other community owned property). Whether they do or don't use them doesn't take away their ability to do so at a future time, nor does it remove the obligation to ensure that the boat ramp remains usable and safe.
4. A comment was made that boaters who don't find our current boat ramp adequate for their needs can go to State Park to launch. Although that is an option for many, it doesn't take away our responsibility to maintain (and/or improve) our community property
  - CICA tried to make arrangements with Elk Neck State Park for a discount at the boat launch, but they were unable to offer any. CICA members must pay the \$75 annual fee or \$10 daily rate to use the boat ramp, which is good at any boat launch in the state

5. **Question** --Why should money be allocated to the boat ramp at the expense of maintaining the roads? They should be first priority as everyone uses the roads.

**Answer** – in 2007-08, \$9000 was spent on maintaining the roads, and they are two different budget categories (road maintenance is an ordinary budget expense, and replacing the boat ramp is a capital improvement). To some people, the roads are a high priority, and to others, they are not. Community members can discuss their priorities with board members, and committee chairpersons, and can vote as they see appropriate.

6. **Question** – In regard to the three year plan – does that include year just past? So the new ramp project will be scheduled for 2010?

**Answer** – yes, the 3 year plan does include the year already past.

7. **Question** -- Is the money placed in an interest bearing account?

**Answer** --Yes, in a separate money market account (RAMP account and Road Maintenance Account, one each for CICA and CI maintenance).

8. **Question** -- If we wait 2 more years, is there a chance to be able to put in the 24 foot ramp that was originally requested?

**Answer** --Whether we do it now or in 3 years, we can only put in a new 12 foot ramp, we will not get permission to make it wider. The new ramp will improve things in 3 ways

1. Elimination of the large crack
2. Steeper angle
3. Longer ramp

9. How much will either of these projects being discussed increase the community maintenance fees? Community maintenance fees for 2008-09 are proposed at \$125 per lot.

10. Could we possibly purchase some of the materials (such as rebar) at today's' prices even if we don't build for 3 years? This possibility is being considered.

The \$11000 paving project and the boat ramp are defined as capital improvements (more than 25% of budget and not routine maintenance) and are subject to the vote of the community members present at the meeting. They need a separate line item and cannot be lumped in with regular maintenance projects. They will be voted upon along with the rest of the budget, and are not subject to a separate vote. If the budget is approved as is, so is the funding earmarked for these projects.

## **TREASURER'S PRESENTATION OF COMMUNITY BUDGET**

Income and expense items from last year's budget were presented.

Question -- Was the \$1million liability insurance limit raised? No, but a policy was added to cover officers, directors and volunteers.

Comments were made that the \$1m liability is not adequate. Board members responded that it is difficult to get higher insurance levels for an organization such as ours– our own insurance co threatened to drop us if we raised the liability. It was asked if anyone knew what other similar

communities have for their insurance limits? Those we have spoken with have about the same coverage as we do. The incoming board will investigate insurance further in the hopes of raising our liability.

A question was raised as to the differing amounts of the proposed income and expense categories on the budget. A surplus from last year is being carried over to fund part of the budget, so the income from fees doesn't have to cover every proposed expense. The surplus will be carried over and used to fund the capital improvements.

**OTHER QUESTIONS** – A better explanation of community taxes was requested. *We are not non-profit, so we have to pay taxes on money generated. Since mandatory membership has brought up our income, we now have to pay more in taxes. The board is working on a better income/expense ratio to lessen the amount of taxes.*

Clarification was requested on the intention for money currently held in the checking/savings accounts. We have an adequate reserve of funds in case of emergency.

Clarification was requested as to the share of community maintenance and CICA expenses. Some items are split evenly, and others are heavily weighted towards one budget or the other. In answer, the board tries to best determine which organization is responsible for which portion of each income/expense item and has the budget reflect that ratio to the best of it's ability. As an example, legal expenses are currently expected to be greater on the CICA budget than they are on the CI Maintenance budget.

A question was raised as to why doesn't the community currently settle the legal issue before them with both parties. It was pointed out that the legal issue involves the CICA, and should be addressed during the CICA portion of the meeting. It was asked that the issue be discussed at this (Community Maintenance) meeting, in the hopes of educating people who are not aware of all the facts in the lawsuit and allowing all present to voice their opinions. We discussed this possibility with our legal counsel prior to the meeting. We were advised not to engage in open discussion as the case is currently in the court system and it would not be appropriate to discuss a pending legal matter in a public forum. The Board recognizes that not everyone will agree but we are acting on the advice of our attorney and with the hopes of it being in the best interest of all concerned.

A request was made to discuss the ongoing legal situation but on the advice of our attorney, we are not able to discuss the issue at this meeting. However, the outgoing president is willing to meet and discuss the issue with anyone who wants more information or would like to present their point of view for consideration, as will the current president.

A motion was made to vote on the Community Maintenance Budget as it is presented.

A motion was made to settle the ongoing legal situation. Again, it was stated that this is not the proper forum for such discussion. (By-Laws Section 3.5(G) However, CICA is still willing to reach a settlement before going to court; if a solution that is acceptable to both parties can be reached.

Sonny Hayes presented a brief synopsis of the history leading up to the lawsuit.

*In June of 2002, property owners attended a board meeting and requested permission from the board, that during the renovation of their home, they be allowed to bring a driveway over the portion of the community property that connects their home to the CICA Harbor Access road. They were granted permission to do so with two conditions, which were documented in the meeting minutes and posted on the community bulletin boards and later, on the website.*

- 1. That the CICA-owned portion of the driveway remained covered in stone*
- 2. That the CICA retained the right to close off the harbor road when deemed necessary. The property owners would still be able to have access to their driveway even if the road were closed*

*In September of 2007, the property owners covered the driveway with asphalt, including the CICA portion. The property owners were reminded of the 2002 agreement, and were asked to have the asphalt removed in order to comply with this agreement. They refused to do so. After discussion at the September and October 2007 board meetings, Sonny Hayes and Art Wood made several attempts to meet with the property owners and come up with a compromise agreeable to both parties. They were unable to arrive at such an agreement. It was at this point that CICA board sought the advice of a lawyer. The CICA board's position is that the association needs to be able to have control over how community property is used and maintained, and that this property owner violated a previous agreement.*

*There will be a court date set for a Mandatory Settlement Hearing and if a settlement cannot be reached, there will be a hearing before a judge. All court records are a matter of public record, and CICA will make our records available on the website.*

The property owner in question stated that the information in the synopsis was inaccurate. It was again pointed out that all papers filed are available to anyone and the CICA is willing to post the publically-available document on the website.

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A motion was made and seconded to vote for the community maintenance budget as presented. The votes were counted by two former CICA Presidents, Susan Seeley and Harland Graef. The final tally was 58 in favor of the budget as presented; 17 votes against. The Community Maintenance Budget for 2008-09 has been approved.

### **ROADS RESURFACING STUDY – presented by Don Manges**

At the 2007 Board Meeting, the task of reviewing the options available to Chesapeake Isle for paving the roads was established. Don Manges headed the committee which looked into various paving materials and costs associated with paving. At this meeting, Don is going to present the findings of that committee and those present will decide whether to move ahead with further investigation or drop the matter entirely.

After extensive study, the committee looked at paving options including tar & chip and asphalt. Tar & chip was discarded as a viable option as it is almost as expensive as asphalt but has a much shorter life span. It also tracks in hot weather. Asphalt paving would be the most effective way to pave the roads. The committee is not considering a proposal which would turn the road maintenance over to Cecil County. The entire project, if approved, would take approximately 3 weeks to complete.

Keeping the roads private and paving with 3" medium grade mix asphalt rolled to 2.5" would cost in the area of \$500,000, not including any contingency or stormwater runoff. The estimate quoted would include grading, paving a 20' width of road, cutting in driveways, and some shoulder work. The cost of asphalt changes constantly, so the price we have quoted now would probably be different if we decide to proceed with the project. For the purpose of estimating costs, the committee is assuming a cost of \$500,000 with a \$100,000 (20%) contingency for a total of \$600,000. If every lot owner (assuming 326 total lots) paid an equal share, the cost per lot would be about \$1840. Every change of +/- \$100,000 changes the cost by about +/- \$300.

At this time, no permits would be required if we stay with the existing road layout as they are considered to be an impervious surface. If draining needs to be replaced, any soil disturbance >5000 SF would require a permit.

## **QUESTIONS AND COMMENTS**

A letter was read from a CICA member stating that although he is not opposed to paving the roads in CI, he doesn't believe that those who own property on Turkey Point Rd. should be responsible for any of the cost involved in such paving.

Question – **will any surveying be necessary?** No, it will not be required, as we have the necessary measurements to line the roads if necessary?

**Does the +/- \$500,000 bid include storm-water runoff preparation? NO.**

**What, if any, are the environmental issues with paving vs. millings? –**

Is there an environmental hazard with the millings? The millings do contain an environmental hazard but present a very small risk to an individual's health. A person would have to ingest or breathe in such a great deal of millings to create a health problem that it really doesn't pose any risk. A copy of the study will be available on the website for complete information.

**Does cost include Mason Lane?** The exempted portion of Mason Lane is not included and they are not interested in having their portion of the road paved.

**DRAINAGE** – the maintenance committee reports that there are no major drainage issues at this time. However, several property owners present at the meeting reported drainage problems that the

maintenance committee will look into. In regard to a drainage issue on Caldwell Rd., it has not been resolved as a property owner has not agreed to have a new drainage ditch installed, which would alleviate a drainage problem for another property owner.

**CECIL COUNTY** --Was turning roads over to Cecil County investigated? No, the committee did not look into that option beyond getting the facts of what we would be required to do in order to do so. We couldn't turn them over to the county as is and expect them to be paved. We would need a 2/3 majority of all homeowners to agree, then pave roads to county standards, install curbs, etc. It would be much more expensive and complicated to get the roads and drainage up to county standards before they could be turned over. We would then lose the ability to maintain/plow, etc.

**MILLINGS** --Is there a continuing dependable source for millings? We cannot guarantee the future availability of millings.

Do we have the right to assess all property owners for the cost of the paving –

Yes, we believe we do under the community maintenance agreement.

Some community members may not be able to make such a payment.

*Are various payment options being considered?* It is too early in the process to have specific payment options.

**HOW WILL THIS AFFECT OUR PROPERTY TAXES?** If road paving happens, the committee believes that county property taxes will not be affected.

A straw vote was taken – do we want to move forward with investigating paving process and cost? Or do we just drop the matter here and now? *Strong majority of those present want to go ahead with pricing out the paving process and bringing it to a vote by the community at large.*

The community maintenance meeting was adjourned at 4:30 p.m.

#### **CICA MEMBERS MEETING was called to order at 4:30 p.m.**

President's report –generally, it has been a very good year, with many improvements being made in the community. At the beach, we installed new basketball equipment and a new volleyball net. At the harbor, the dinghy rack was rebuilt and the floating docks got new decking with marine-grade plywood. The siding on the pavilion and maintenance shed has been completely replaced. Our roads are in good shape, thanks to the good quality and volume of millings we have been able to purchase. Roads are in good shape, best they have been in a long time. Sonny Hayes has ended his term as president but will remain on the board for another year and is willing to discuss any ongoing issues.

#### **COMMITTEE REPORTS**

**COMMUNITY EVENTS COMMITTEE – submitted by Diana Hawley**

The Community Events Committee once again organized a number of wonderful events and ongoing groups during the past year. I want to personally thank all of our hard working committee members who volunteer their time and their efforts to bring our community members together through these activities.

We will continue to host traditional events and fun new events during the upcoming year. We meet on the second Monday of each month at 7:00 p.m., and we welcome any of you who want to help or offer fresh ideas.

All of our events and groups can be found in the new guidebook, on the web site, and in the newsletter. This year we also decided to produce a Chesapeake Isle calendar, and we hope to do so in upcoming years as well. It includes some wonderful pictures of the Isle and our area, as well as preprinted event dates. I want to thank Iva Burroughs for creating this 2009 calendar and all of you who contributed pictures for inclusion in the calendar. We are selling them at cost (\$10 per calendar).

#### **Harbor Committee– submitted by Art Wood**

Thanks to all who have helped out during the year, especially to Bob Biedermann, who serves unofficially as the assistant harbormaster. The main accomplishments during the year have been resurfacing the floating dock, and repairing the dinghy rack. A continuing issue at the harbor is the various boats and dinghy's whose owners cannot be identified. Some are used during the boating season and some just remain year after year. If the boats are unidentified, we can't contact the owners in case there is damage to the boats, or if the boats need to be moved due to storm damage or maintenance. Boat owners are supposed to pay a fee to leave a boat at the harbor, and then remove the boats at the end of the season. If we cannot identify the owners, the boats that remain unused may have to be discarded. We have made attempts through the newsletters to get owners to identify and claim their boats, and we will continue to do so.

#### **History Committee – submitted by Pat Day**

The History Committee is comprised of Audrey Buck, Chairperson, Peggy Graef, Rene Schneider and Anna Green who have been the nucleus of the Committee. In the last few years Karen Dryden, Rosie Knapp, Anne Bates and I as co-chairperson have joined the group. We meet the third Friday of the month at 10 AM for anyone who would be interested in joining the Committee.

The Purpose of our Committee is to preserve the history of Chesapeake Isle since its inception in 1960 through and including today. All records are maintained, recorded and stored in the Pavilion by the Committee. Specific studies have been requested by the Board of Directors and other committees to establish background and facts. Studies include the Roads, Erosion Control, Social events, etc.

All copies of the Minutes of the Board of Directors Meetings, Newsletters, By-Laws and events become part of the History Committee's files. Each year the presiding President of the Board gives an overview of his/her year in office including events, happenings and up-dates. These are included in the History Book which is on sale today for a small maintenance fee of \$3.00.

More studies are in the plans for the Committee as well as speakers to entertain and enlighten us on the area and past history. Sides trips may be included as there are many events right here on Turkey Point to see and familiarize ourselves.

In the past Rosie Knapp and Karen Dryden assembled a CD which is available for \$10 maintenance fee of the inception and history of Chesapeake Isle which is extremely interesting and entertaining for those living here. It includes pictures of past events, residents and activities of both adults and children. Jean Tucker is our resident photographer and we will be updating the CD as time goes on. The CD has been used for the Annual Spring Dinner much to the delight of those attending.

The History Committee has assembled a presentation which is used for the different social events throughout the year. This year focus was on Barry Louwerse who is an artist and created the cover for our History Booklet as well as the piece that has been presented to the man and woman of the year at the Annual Spring Dinner.

The activities and events are continually being added to and evolving to match the new residents and we, as your History Committee, will endeavor to make sure that our compilation of the history continues to be maintained for all those to come to be aware of the very special area they have chosen to live, raise their children and enjoy.

Please contact Audrey Buck, Chairperson or Pat Day, Assistant Chairperson, if you have an interest in joining the committee.

### **MEMBERSHIP – presented by Jean Tucker**

Jean Tucker has replaced Bill & Janice Newkirk on the Membership Committee. Thank you to the Newkirk's for their activities on the Membership Committee. The other member of the Membership Committee is Mary Abel.

As of the meeting, there is one property owner who has not paid the 2007 mandatory maintenance fee, and eight owners who have not paid the 2008 mandatory membership fee. Thank you to the Mason Lane owners who have paid optional maintenance fees.

Seventy-nine percent of owners have chosen to join CICA. This optional fee allows owners to take advantage of boating services and social activities.

The Membership Committee is responsible for sending out the annual invoices and tracking payments for the maintenance fees, CICA fees, and all services including boating services and keys. A reminder, the harbor storage fee is \$10 for each vessel. We have decals for owners and renters. Decals should be

affixed to all cars, boats, and trailers. Guest passes are available for placement in the cars of people who may be visiting you and using our facilities. We ask that everyone use the decals and visitor's passes so we know that our facilities are being used only by Chesapeake Isle owners, renters, and their guests. We also handle the keys for the bathrooms and shuffleboard equipment. For the annual meeting we provide the check-in service and ballots. Also we have the emergency contact forms. These are kept by the President and used in case we need to contact owners in the event of an emergency.

Another service we provide is to meet with new people in our community. Mary meets with all new owners and renters to review the services of Chesapeake Isle, provide them with the guidebook, and be sure they are aware of the rules and regulations. If you see you have a new neighbor, please let Mary or Jean know so we can schedule a visit with them to welcome them to the Isle.

The Membership Committee asks for your assistance by promptly paying your initial invoice, sent out in January so we don't have to expend additional expense and effort to send second and third notices. Moorings also are assigned as the forms are received, so the sooner you get your payment in, you increase the likelihood of getting your usual/desired mooring placement.

We are looking for volunteers to assist us. We need greeters to go meet new people in the Isle, say hello to them and welcome them to the neighborhood, tell them about our services like boating facilities, and review the fees. Contact Jean or Mary if you can assist.

Each newsletter will contain updates to your directory and guidebook, which you either have received or will be receiving soon. We suggest you make these changes to your copy of the directory. If you need a new copy of the directory in the future, Andrea Gilde ([andregilde@gmail.com](mailto:andregilde@gmail.com)) can provide that via email.

#### **LIBRARY – presented by Joan Ferrick**

Many thanks to all our volunteers who man the library on Saturday mornings. Our visitors number anywhere from 0 to 7 people for the hour-and-a-half any given Saturday morning. To date this season we have had 52 visitors and 20 volunteers for a total of 72 community members who have utilized our library on Saturdays. However, we have a problem, in that we have so many books and videos on hand right now that temporarily we have to put a 'hold' on all contributions for the remainder of the season. We encourage all those in attendance at the meeting or at any other time when the pavilion is open to please take a look and pick up a few books or videos that you would enjoy and thus help to alleviate our space problem.

Town watch -- \$500 in budget will go towards new batteries, radios & antennas. The committee always needs new volunteers – currently, it is about 1 weekend night every 2 months.

**EROSION CONTROL – submitted by John Bates.** Several years ago, we were directed by the MD Department of the Environment to plant and maintain an area of trees and shrubbery in the harbor, in order to “provide a buffer to an ephemeral drainageway.” A site visit by a representative of the DOE as determined that the site has not achieved the desired objectives due to browsing by white-tailed deer,

and we have been released from our obligation to maintain this area according to DOE standards. We can now maintain this area in any way we see fit.

**FINANCE REPORT** – Ed Turner audited the budgets and financial reports, and gave them a favorable opinion. Bill Tucker presented individual expense and income items. New basketball poles & backboards, and a new volleyball net at the beach were installed and paid for by CICA. Budget details can be seen on the attached budgets. A question was raised as to whether the repairs made to the floating dock should be paid from CICA Budget or the Community Maintenance Budget. The treasurer made the decision that since all CICA property owners can use the floating dock regardless of CICA membership, so the expense is to be borne from Community Maintenance. Questions were raised as to the allocation of legal fees. In the past, any money budgeted to the Legal Committee was allocated in equal amount to the CICA Budget and the Community Maintenance Budget. When the budget was approved for 2007-08, it was not known that a significant legal issue would be faced by the CICA during the year. The current proposed budget shows a higher ratio of legal fees in the CICA budget, due to the ongoing legal issue.

A motion was made that the CICA Board comes to a settlement with regard to the Osborne situation. This motion cannot be entertained at this time, in this forum. The case is currently in process in the court system, and it is not the function of the CICA annual meeting to force a settlement. In any attempted negotiations, we have been unable to arrive at a settlement that is agreeable to both parties.

A motion was made to vote on the budget being presented to the membership. The motion was seconded. The votes were counted by two former CICA Presidents, Susan Seeley and Harland Graef. 50 members present voted in favor of the budget as presented, and 6 voted against it. The CICA Budget for 2008-09 has been approved.

**NOMINATIONS OF CANDIDATES FOR BOARD OF DIRECTORS** – presented by Diana Hawley, **Chairperson**, who offered thanks to those who have completed their terms on the board – Bill Dryden, Bill Tucker, Mike Burroughs, and Art Wood. It was noted that in addition to the four board members completing their terms, there are two additional vacancies due to early resignations of board members. Filling those vacancies will be discussed at the September board meeting. Only the 4 regular positions will be voted upon at this meeting. Candidates include: Joan Ferrick, Beth High, Amanda Slezak, John Trainor, and Bill Tucker. The candidates each presented a short biography. After the votes were tabulated by the Nominating Committee, our new board members are Joan Ferrick, Beth High, John Trainor, and Bill Tucker.

OLD BUSINESS -- no members present brought up any old business items to be discussed.

NEW BUSINESS – no members present brought up any new business items to be discussed.

A motion to adjourn the meeting was made and seconded at 5:30 p.m. Having no further business to discuss, the meeting was adjourned.

Following the meeting, the board members present held a short meeting to set a next meeting date and to elect officers for the upcoming year.

The next meeting will be held on Thursday, September 11, 2008 at 7 p.m. at the pavilion and will continue to meet regularly on the second Thursday of each month. Meeting dates are subject to change in order to ensure quorum. Efforts will be made to inform community members of any changes to board meeting dates.

Officers for FY 2008-2009 include:

- Janet McKenna, President
- Brian Clare, Vice-President
- Bill Tucker, Treasurer
- Andrea Gilde, Secretary

Respectfully submitted,

Andrea Gilde  
CICA Secretary