

## Chesapeake Isle Civic Association Board meeting for September 11, 2008

Board Members present – John Trainor, Beth High, Dave Byler, Andrea Gilde, Janet McKenna, Diana Hawley, Bill Tucker, Brian Clare.

Absent: Joan Ferrick, Sonny Hayes

Community Members & Guests: Jack & Audrey Buck, John Bates, Bill Dryden, Karen Dryden, Art Wood, Bob Biedermann, Gail Berkeihiser, Babs Manges, Don Manges, Jean Tucker, Sue Seeley, Frank Astfalk, and Walter Gibson

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The meeting was called to order at 7:05 p.m.

**President's Report** – Janet McKenna welcomed the new board members to the meeting. The guests and committee chairs in attendance were asked to present reports or bring issues to the board.

**Secretary's Report** – the August 14<sup>th</sup> meeting minutes were approved as submitted and will be posted.

**Treasurer's Report** – Community Maintenance Budget was approved as submitted, CICA monthly budget was approved as submitted.

### Committee Reports –

**Harbor** – all is well in the harbor. We had a small washout in the road after the storm, but there was no damage, and no boats broke away during the storm. On September 4<sup>th</sup>, Green Point Marine Construction was hired to cut some of the underwater grasses in the harbor. They cut a channel in front of the boat ramp pier about 60 ft wide to the fourth row of boats and a channel from there to the old pier and removed the cut grass. They worked for 5 hours at \$75 an hour for a total cost of \$375. The opinions so far have been positive, and if it proves successful we can look at doing it earlier in the season next year. The harbormaster seeks your feedback of the grass cutting. The DNR approves of this process.

The Harbor Committee will start pulling unused moorings in a couple of weeks, so if you have finished with your mooring for the season, please contact Art Wood or someone from the harbor committee to let them know it is okay to pull your mooring early. Mooring pull date for all moorings is Saturday, November 1<sup>st</sup>, 2008. (Submitted by Art Wood)

**Architectural Review** – a new committee chair & co-chair are needed for this committee... Janet emailed out to committee members to see if any are interested in chairing but so far no takers. We will continue to seek a new chairperson for this committee. There was a report of a home on Caldwell that has addition under construction but architectural review has not received any plans. A member of the committee will follow up on this. *After checking with the committee, it was found that the plans had been presented to and approved by the entire Architectural Review Committee in May of 2008.*

It was noted that a homeowner on Racine Rd. has a truck-trailer being used for a shed, and it has been there for some time. Buildings of this nature are a violation of the Restrictive Covenants. The board is aware of this situation, and Sonny Hayes has spoken with the homeowner. There were also some questions raised as to a home-based business being operated on Bennett Ave. There have been some concerns about odor and traffic volume. CICA president has spoken with the homeowner regarding these concerns, and will report back on whether the issues are being addressed. There was a comment that all property owners should be treated equally – any violations should be dealt with, without regard to CICA membership or participation. (Susan Seeley and Gail Berkeihiser)

**Community Events Committee-** Thank you to the following individuals for chairing past events, all of which had wonderful turnouts:

- Bob and Phyllis Doyle (Summer Night Social on August 29 at the pavilion)
- Pat Day and Karen Dryden (Covered Dish Social following the Annual Meeting on August 29)

Upcoming events include the following:

- The last Summer Night Social of the year will be held on Friday, September 26, at 7:00 p.m. at the pavilion. It is being chaired by the Mike and Iva Burroughs.
- As always, we will host a potluck lunch following the Fall Clean-up on Saturday, October 18, beginning around noon. This year, however, we are planning to have Jerry Truitt from the Cecil County Health Department come to discuss community safety in the event of a disaster, including ways to help us organize ourselves so that we will be able to face a potential disaster with the knowledge and tools that we need.
- Planning for the 2009 CICA Annual Spring Dinner has begun. It will be held on Saturday, April 18, from 6:00-10:00 p.m. at Bentleys.

As discussed at the last meeting, Iva Burroughs produced the 2009 Chesapeake Isle calendar for our committee, and we began selling them at the Annual Meeting. The price is \$10 per calendar, and they will be available for purchase at all upcoming events. To date, we have sold 22 calendars.

The next CE committee meeting will be held on Monday, October 13, at 7:00 p.m. at the home of Babs Manges. (Submitted by Diana Hawley)

**Newsletter** – October newsletter is upcoming, and copy is due by the end of the first week of October. (Submitted by Andrea Gilde)

**Historical** – the committee will resume meeting on Friday October, 3<sup>rd</sup>, 2008 at the pavilion from 10-12 am. This year, they are planning to study and review the Social/Community Events Committee and the Roads Committee. The Committee is storing much of its archive information in a closet at the pavilion and requires that anyone removing a necessary document please sign it out and then sign it in upon return of the document. A sheet will be available in the closet for this purpose, so that the committee knows the location of these documents, in case they are not returned. Thanks to all historical committee members who work hard to maintain the archive. (Submitted by Audrey Buck)

**Road Paving Study** – next meeting will be Sept. 12, 2008. A report will be presented at the October board meeting. A flyer was distributed to property owners on Turkey Point Rd. by other TPR property owners, expressing some views about potential costs and payment scenarios if the potential road paving project does get approved and enacted. The committee has read the flyer and believes that payment plans are being discussed prematurely. There has been no final proposal submitted, and the issue has not yet gone out to a vote by the entire community. (Submitted by Don Manges)

**Road Maintenance** – news asphalt on Rollins, with positive comments. Next on the agenda is the hill that joins Rollins to Rolling to Mowbray. Very little damage due to recent storms.

**Drainage issues** – During the recent storm, John Bates evaluated some drainage issues that have been reported. On Caldwell, near the bend in the road, the water does pool during a heavy rain, but dissipates in less than 24 hours. Bob Biedermann noted that the drainage in this spot is much better than it used to be. Also, during the recent storm, John looked at a pipe on Arden Rd, which was reported to be blocked. If it was blocked, it has been cleared. Another property owner on Rolling Ave. was concerned about flooding, but no flooding was observed during the storm. The area

in question is where the water will flow naturally as it drains into the bay, which is why it may seem that there is a large volume. There are several potential drainage issues in that area, if property owners do not ensure that their culverts and drains are kept clear.

**Roads** --There was also some discussion about whether the roads are being adequately maintained, under the community maintenance agreement. At this time, the committee feels that the roads are being maintained to the best of its ability, given the budget and the availability of materials and labor to perform such tasks. The committee continues to make improvements wherever possible, such as the paving on Rollins Rd., and the spreading and grooming of millings. The committee feels that the roads are in the best shape they have been in for a long time.

**U-Turns** – property owners on Basin Dr. are bothered by tractor trailers turning around on that street. Can we post a sign stating NO U TURN or something similar? We can put signs on our own roads, but not on the State Rd 272. By the time a trucker realizes they are not where they want to be and needs to turn around, they don't have other options. The SHA feels that their signage on 272 leading up to the state park is adequate. (Submitted by John Bates)

**Membership - Recap:**

- 2007 - All property owners have paid their 2007 maintenance fee.
- 2008 - Seven property owners (8 lots) have not paid their 2008 maintenance fees: six are required to pay maintenance, and one is optional (Mason Lane). A total of three letters have been sent for 2008.
  - Original invoice in January.
  - Second notices for 2008 maintenance fees were sent on March 1.
  - Third notices for 2008 maintenance fees were sent on April 15.

**2008 Responses to Date**

- CI Community
  - Maintenance
    - Required 319 of 326 lots (98%)
    - Optional (Mason Lane) 4 of 5 paid (80%)
  - Bath House Keys 121
- CICA
  - Membership
    - Owner 240 of 301 owners (80%)
    - Renters 1 renter paid membership
  - Shuffle Board 53
  - Boat Storage 102
  - Mooring Set & Pull 92
  - Mooring Pick up & Return 82
  - Donations/Late fees \$111.77

**2008 Maintenance Fees Outstanding**

- Property owners
  - **Blackburn**
  - **Browne**
  - **Coco – 2 lots**
  - **Crowetz**
  - **Dean**
  - **Howard (Mason Lane – optional)**
  - **Kucharsey**

The membership committee is seeking a new person to serve as the New Resident Greeter and Property Owner Updater. Mary Abel currently performs both of these functions. Jean Tucker has someone in mind and will report at the next meeting if the process has been finalized.

**INSURANCE** – Our new Directors & Officer’s insurance policy is in place. We have been researching higher limits or additions to our liability insurance. As in the past, it is difficult for us to get insured for higher amounts and our organization has coverage in line with similar organizations.

**Website** – our old server needed replacing and John Reber was able to obtain a replacement. It is currently being housed at Hawley’s. We are repairing and setting up the old server as a backup for the website. Those wanting a [cicamember@chesapeakeisle.org](mailto:cicamember@chesapeakeisle.org) email addresses will have to wait until the mirroring process has been completed. We have looked into getting a new SPAM filter, but it would require us to purchase a “corporate sized” filter, and the cost of this was not budgeted for this year. We will consider such a purchase for 2009-10. (Janet McKenna for John Reber)

**MEETING TIMES** – Don Manges will be posting upcoming board meeting dates/times on the community entrance sign.

**Legal Committee** – there is no new information about the status of the lawsuit. A question was posed as to whether the fees for the current lawsuit are being paid from the CICA budget or from the community maintenance

**LEGAL FEES** – A question was asked as to our current legal issue – are the fees being paid for with CICA fees or community membership fees?– *The current lawsuit involves CICA and is being paid for by CICA.*

A suggestion was made to create a “street captain” on each road to help communicate information from community members to the board, and vice versa. This will be discussed again at the October meeting.

Regarding the tree trimming of the black walnut tree on community property, upon the advice of our attorney, a letter was sent to the property owner who did the unauthorized trimming.

**Board Vacancies** – several community members were discussed as possible candidates to fill the vacancies left by Chris Ann Szep and Allan Johns. Art Wood will be asked to fill the one-year vacancy, and Karen Dryden to fill the two-year vacancy.

**Community Cleanliness** – many dog owners don’t clean up after their dogs, especially at the harbor area. A note will be placed in the newsletter, and we will try to come up with some sort of container to keep plastic bags at the harbor.

Meeting was adjourned at 9:15 p.m. Next meeting is **October 15 (Wednesday)** at 7 p.m. at the pavilion. The meeting was changed from the regular Thursday meeting time so that more board members could be present.

Respectfully submitted,

Andrea Gilde  
Secretary