

Board Meeting of October 15, 2008

Board members present: Janet McKenna, Brian Clare, Bill Tucker, Joan Ferrick, Diana Hawley, John Trainor, David Byler, Karen Dryden, Art Wood, Beth High, Andrea Gilde. Sonny Hayes was absent.

Committee members and guests: Chris Shelton, Bill Day, Pat Day, Paul Pudlinski, Ed Turner, Bill Dryden, Jack Buck, Audrey Buck, Bill Chase, Bobby Lee, and John Bates

Secretary's Report – the minutes from the September 11, 2008 board members were approved as written and will be posted on the bulletin board & website.

Treasurer's Report– Copies were not available for distribution at the time of the meeting, so we will review and approve the reports at a later time

Road Resurfacing Committee -- the cost to obtain a bid specification from McCrone, Inc., was quoted to be \$1400. It will be used by the contractors in their construction bids and to provide the minimum standards for use during the work. Included will be the requirements for construction methods, pavement thickness, type of pavement, sub-grade preparation, and a provision for coring the pavement after construction to verify adequate thickness. This specification will not be needed until January after the committee's final proposal is approved by the board.

An article was included in the October newsletter to help explain the status of the project. Committee names will also be placed on the website. A complete time line for the project has been developed and reviewed by the committee. If the project goes forth as planned and is approved, the paving will occur during April of 2009. The time line is available for viewing from Don Manges, who welcomes positive input and suggestions. In addition, a list of benefits and drawbacks has been started. The current list is available in the committee meeting minutes from 9/30/2008.

The committee is wondering if voting can be conducted in any way in addition to mail (perhaps use of the internet, email), but our voting must be done by mail. It has yet to be decided if it will be by registered mail. The committee is trying to think of way to increase the amount of responses received.

The committee also believes that paving would reduce the costs associated with maintaining the roads in their current condition, by about \$11000 plus the savings realized in tractor maintenance and fuel.

The next major task for the committee is determining how the roads should be paid for and how the payment distribution should be handled. Ed Turner has prepared a sheet with various financing options. See attached document **Paving Chesapeake Isle Roads**

Questions were asked of the committee members present

1. How would a majority vote be determined? Is it just a simple majority?
 - a. In this case it is a 2/3 majority?
2. How would payments be collected? In a lump sum or added to an annual bill?

- a. The committee has not yet determined how the monies would be collected. Such information, along with costs and fees, would be distributed along with voting information in the ballot materials.
3. Given the current economic situation, has the board considered that this is not the best time to be asking property owners for a large payout? Could the project be tabled until better economic times?
 - a. At the 2007 Annual Meeting, a strong majority of those present felt it was important to seek information regarding road paving options. At the 2008 Annual meeting, this information was presented and the property owners present again strongly agreed to move forward with this project, with the eventual goal of bringing it to a vote by the entire community.
 - b. The CICA board cannot unilaterally decide to table the project until better economic times. Although some property owners may feel differently in August than they do in October, that will have to be reflected in their vote.
 - c. The current economic situation might work in our favor as contractors may be hungry for work and willing to do the job for less. Also, the lower price of petroleum may reduce the material cost.
4. Since Turkey Point Road property owners already live on a paved road, is it fair to charge them the same amount as other property owners?
 - a. Some TPR property owners distributed a petition to other TPR property owners, asking for support in determining what would be a fair rate for TPR property owners to pay. They suggested that 20% would be fair, as 80% of the roads are currently unpaved.
 - b. The petition information claimed that TPR property owners are taxed at a higher rate than property owners living on the gravel roads. However, the taxation rate is the same for all property owners.
 - c. The petition claimed that TPR property owners do not use any of the road services they pay for such as road maintenance, snow plowing, and water maintenance. They do have full rights to use the boat ramp, beach, and pavilion and many drive on the unpaved roads in order to do so.
 - d. The committee had earlier asked the board to come up with an opinion as to whether TPR property owners should be offered a discount when the road paving comes to a vote.
 - i. This was discussed at the Special Board meeting earlier in the week, in order to have arrived at a consensus at the time of this board meeting.
 - ii. After a brief discussion, the consensus was that there is not a fair way to reduce the obligation of Turkey Point Road property owners. They are considered to be full members of the community and have all the same rights and obligations as other members who live on unpaved roads. They are not assessed at a different tax rate, and the rate for which community members would be charged for this project is a PER LOT rate, not a FOOTAGE IN FRONT OF YOUR PROPERTY rate. The board feels that to offer a different payment amount to Turkey Point Road members would be unfair to all other property owners, and would lead to

property owners with other “special circumstances” such as corner lots, multiple lots, unoccupied lots, and previous paving looking to alter their payment amounts as well.

1. A motion was made and seconded to present the Board’s opinion as to this matter as that “an equal rate would be assessed per lot, if the Road Paving Project is approved after a vote by the community at large”.
 2. All board members were in favor of this motion. The motion was carried.
- iii. Paul Pudlinski, a member of the Road Resurfacing Committee felt that it was inappropriate for the board to be discussing this matter at a meeting that was not open to the community-at-large. Closed meetings are only to be used for pending litigation or to discuss personnel issues.
1. Brian Clare, who had been approached to bring it up to the board, explained that it had been a good time to discuss it as all board members were present/available and it was not intended to be done in a secretive way. Brian felt that it was important to know the Board’s opinion before the October meeting.
 2. The section of the minutes from the October 13 meeting that referred to the discussion of the Turkey Point Road property owners was read. In the interest of keeping the information public, it was decided to vote on the matter again during the regular meeting. Bill Tucker moved that: “if we go forward with the roads paving project that we include Turkey Point Road as full members, paying a full share.” Dave Byler seconded. All board members present approved. (11 votes in favor). There were no abstentions.
 3. Ed Turner believes that if Turkey Point Road property owners are required to pay a full share, it will almost certainly mean that the project will not be approved.

Architectural Review -- the committee consists of Gail Berkeihiser, Mike Burroughs, Pat Day, Ken Knapp, and Sue Seeley. The committee met to review the procedures on how to handle future requests.

Since the September board of director’s meeting, 2 projects were approved

- Shaw, K-4, 35 Caldwell Rd. for a sunroom & front porch
- Lewis, S-3, 19 Pine Lane, for a bathroom, bedroom & family room

The committee is following up on 3 issues

- Schooley, K-15 – plans were not submitted until after construction of deck & sunroom were completed
- Moran, I-1 – no plans have been submitted for the addition on the back of the house that is currently in progress
- Walker, G-17 – extension to garage was started several years ago & project has been abandoned & turned into an eyesore. Plans were never submitted. The committee is seeking either a plan to finish the project or to have the construction materials removed.

(Submitted by Bill Dryden, Chairperson)

Harbor – Moorings are being pulled and the committee will continue to do so until Nov. 1. A “FREE” sign will be placed on the CICA boat at the harbor. We had no takers from the newsletter.

Community Events -- Thank you to Mike and Iva Burroughs, who organized the final Summer Night Social of the year on September 26.

We will host a potluck lunch following the Fall Clean-up this Saturday, October 18, beginning around noon. A representative from the Cecil County Health Department will be coming to facilitate a discussion entitled “Get Ready.” Information will be provided to help us prepare for a potential disaster or emergency in our community. Flyers to advertise the event were distributed via the CI tubes. Thank you to Phyllis Doyle for organizing this emergency-readiness effort.

The Annual Halloween Party will be held on Saturday, October 25, at 3:00 p.m. at the pavilion. Children will participate in Halloween festivities, including a “parade,” activities, and crafts. Trick-or-treating in the community follows; residents can turn on their porch lights to welcome the children.

The October CE committee meeting was postponed and will be held on Monday, October 20, at 7:00 p.m. at the home of Babs Manges. (*Diana Hawley, CE Committee Chair*)

History – the first meeting of the fall season will be held on Friday, October 17th at the pavilion. Membership for the 2008-09 year is Audrey Buck (Chair), Pat Day (Co-chair), Anna Green, Peggy Graef, Rene Schneider, Anne Bates, Karen Dryden, and Rosie Knapp.

The focus for this year will be upon continuing the compilation of the files into a user-friendly system. Documents will be divided into subjects of: Board Meeting Minutes, Newsletters, Annual Meeting Minutes, Studies, Incorporation, and miscellaneous maintenance by the Beach, Harbor, and Community Events. 3-ring binders will be used for the meeting minutes, and the rest will be in subject files within storage containers. Don Manges has agreed to build shelving for the closet.

The committee extends an open invitation to anyone interested in joining the committee. Please contact Audrey Buck (287-5260) or Pat Day (287-9432) for confirmation of meeting date, location, and time. Unless there are unexpected changes, meetings will be held on the 3rd Friday of the month at 10 am. (Submitted by Pat Day)

Membership – no new membership issues to report. Sue Schooley is going to be our new “Resident Greeter”, replacing Mary Abel. (submitted by Jean Tucker)

Road Maintenance – the committee continues to maintain the roads in its usual fashion and will continue to do so until such a time that the roads are paved.

Snow Plowing – the committee has received the first check for driveway plowing.

Town Watch – the committee is still seeking more volunteers, but otherwise has nothing to report (submitted by Janet McKenna)

Community Announcement Sign – Don Manges wants to purchase two solar powered lights to illuminate the Community Announcement sign. Two concerns were raised: 1). The sign is officially on state property, although we are able to maintain it; and 2) vandals may steal the lights. The total cost of the project will be less than \$200 and there is money available in the General Maintenance Budget, so there is no need for a vote or appropriation of funds (submitted by Don Manges).

New Business – there was no new business to discuss.

Old Business – Cookbook – the project has been tabled until next year, but we will continue to collect recipes.

The updated Guidebook must be put on the web, and the links to contact Board members and committee chairpersons must be updated.

The meeting was adjourned at 8:20. Next meeting will be Thursday Nov. 13 at 7 p.m. at the pavilion.

At this time, the meeting was closed so that board members could discuss pending litigation.

Minor revisions were made to the settlement offer that was discussed earlier in the week.

Motion was made and seconded to approve the letter as it is written – all approved.

Osborne's have rejected the judge that CICA approved for arbitration, and want to have a land use attorney provide the arbitration. CICA will not agree to this. We will have to go to another judge and hope we can come to an agreement.

Respectfully submitted,

Andrea Gilde

Secretary