

CICA Board Meeting of December 11, 2008

Board Members Present: Dave Byler, Joan Ferrick, John Trainor, Andrea Gilde, Janet McKenna, Bill Tucker, Karen Dryden, Art Wood, Beth High, Brian Clare, Sonny Hayes

Absent: Diana Hawley

Guests: Don Manges, Paul Pudlinski, Bill Dryden, Bill Chase, Gail Berkeihiser, Mary Abel

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

Presidents Report

Secretary's Report –minutes from the November meeting were distributed via email to all board members prior to the meeting. A motion was made and seconded to approve the meeting minutes as written from the November meeting. All approved.

Treasurer's Report – COMMUNITY MAINTENANCE Reports were issued for October and November. A printing problem kept board members from reviewing and approving the October minutes at the last meeting. October recaps July 1, 2008 thru October 31, 2008. Transfers were made from savings to checking to cover shortages that are common at this time of year. The money will be returned to the savings as soon as membership income starts to come in. We will have no significant income in the community maintenance account until mid February-March.

*A motion was made and seconded to approve the Community Maintenance budget. All approved.*

CICA Treasurer reports were issued for October & November as well, with the October report being cumulative for July 08 thru October 08. After review of the income & expenses, a motion was made and seconded to approve the financial report. All approved.

There are two sets of books, one each for the Community Maintenance Budget and one for the CICA budget. The CICA Treasurer handles both books. Expenses/income are divided according to whether they affect community maintenance or CICA matters. Some expenses are shared by both accounts. The reports we get monthly are a summary of both accounts.

### ***Committee Reports***

**Arch Review** – The ARC did not review or approve any new requests since the last Board meeting. The two pending items with Moran and Walker have not yet been resolved. Followup letters have been sent. (Bill Dryden)

**Driveway Snow Plowing** – a total of 22 members are participating in the driveway snow plowing program. This has generated an income of \$1725. (Brian Clare)

**Library** – We received a donation of 36 large print books from Elkton library. (Joan Ferrick)

## 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.
- 2009 membership forms to be reviewed at this meeting, and the committee expects to send 2009 mailings soon after Christmas

## 2008 Responses to Date

- CI Community
  - Maintenance
    - Required 319 of 326 lots (98%)
    - Optional (Mason Lane) 4 of 5 paid (80%)
  - Bath House 121
- CICA
  - Membership
    - Owner 240 of 301 owners (80%)
    - Renters 2 renters paid membership
  - Shuffle Board 53
  - Boat Storage 102
  - Mooring Set & Pull 92
  - Mooring Pick up & Return 82
  - Donations/Late fees \$111.77

(Jean Tucker)

---

**Community Events** – The Wine and Cheese Social was held on Sunday, December 7, at the home of Bob and Dee Hartman; seventy-eight community members attended. Many thanks go to Karen Dryden for chairing this event and to the Hartman’s for hosting.

Due to non-response, the Children’s Christmas Party scheduled for Saturday, December 13 is canceled. We are looking to add an alternative event for children in February (Valentine’s Day party), with the hope of increased participation during a month that is a lot less hectic. Further information will be included in the January newsletter.

The annual Christmas Caroling will be held on Saturday, December 20, at 6:00 p.m. at the pavilion. Don and Sue Schooley are chairing this event.

There are a handful of 2009 Chesapeake Isle calendars for sale at a cost of \$10 each. If you are interested, please contact Diana Hawley or Iva Burroughs. We will also bring any remaining supply to the upcoming December events.

The January CE committee meeting will be held on Monday, January 12, at 7:00 p.m. at the home of Karen Dryden. (Diana Hawley)

**History** -- The History Committee has not met since the last Board Meeting. However, Audrey Buck and Rosie Knapp continue to meet and work on compiling new information to the present CD and they will again be available at the Annual Spring Dinner.

Monthly Meetings will resume on January 16, 2009 weather permitting. The location at this time will be at the Pavilion. (Pat Day)

**Road Maintenance** -- pothole maintenance tasks were performed over two days in early December. All of the big holes and most of the small holes were filled in. The committee will continue to work on keeping potholes from developing or expanding. 22 driveways have been staked for plowing and the tractor is configured for plowing. Some new drivers will need training for snow plowing.

John Bates was contacted by SM paving with an offer to sell millings at half their usual price. We would be able to stockpile for spreading in the spring. Price is \$200/truckload, delivered, and the committee is considering at 10 loads. Bill Chase thinks they are good quality millings. The price may go down even further, so the committee may wait to make a purchase. It was mentioned that there if there is a heavy snowfall, the piles around the community may pose a danger. John Bates spoke with Mason Lane residents to make sure that trees are trimmed in case we have to plow. (Bill Chase)

**Newsletter** – copy is due 2<sup>nd</sup> week of January

**Harbor** – harbor is in good shape for the winter. None of the unidentified boats have been claimed. The hobie cats and dinghies are still in place, but need to be removed for the winter. (Art Wood)

**Legal** – We received a letter from Bruce Hemphill (attorney for the opposing side in our lawsuit). They have rejected our offer for settlement, so the attorneys are proceeding to the court case. Dates are still pending. The offer we made in an attempt to settle out of court has since been rescinded, and we are again seeking to have our legal fees reimbursed. The legal committee plans to develop a summary of the process of offering settlement and having it declined. The board will be able to use this when discussing the matter with community members.

**Road Resurfacing Committee** The committee needs authorization to spend \$1400 for McCrone, Inc. to develop the bid specification for paving the roads. This will ensure that anyone bidding on the job will be using the same specifications. Any informal bids that were done in the past will be redone to the specifications, and will reflect current pricing. Bids should be done between January 19<sup>th</sup> and Feb. 6<sup>th</sup>, 2009. A mandatory meeting is being planned for all those companies who are planning to bid on the job so that all have the same information regarding the project. Terms & conditions must be included with specs. John Trainor will send out sample he uses from Conectiv. Those attending the meeting will also be informed that the project will still have to be approved by a vote by the general community and that the project may never come to fruition at all. The meeting date is to be determined. John Trainor

offered guidelines for running such a meeting, as he has experience in this type of process through his job with Conectiv.

PNC has turned down our application for a loan. Our cash flow is not enough to cover the debt service, and they would only carry such a loan for 48 months, shorter than the term we would require. Don plans to re-apply as he believes that the underwriters for the bank didn't fully understand how the project would be paid for, with some property owners paying their share outright and the Community Maintenance taking out a loan for the rest, with those who don't pay outright paying back the loan through the treasurer. A financing scenario is being reviewed by some board members, with a report at the January meeting.

On the original project timeline, the resolution of any legal matters associated with this project was due to be completed by 11/26/08. We submitted some questions to our lawyer regarding voting procedures and financing, and have received guidance. However, the original timeline will have to be adjusted to accommodate 2 meetings for the property owners (one for project information and voting procedures, and one for voting.) If we want to have the first meeting before the summer, we will have to find an appropriate indoor space to accommodate all who wish to attend. The voting will be conducted among Lot Owners, not CICA members, and is not subject to the CICA bylaws. Those that are in attendance at the first meeting can decide on the terms and conditions that are acceptable for a vote in favor of the project. We need to show that there is justification for installing a major adjustment to the roads, which have established when the general membership wanted to go forward with the study at both the 2007 and 2008 Annual Meetings.

A motion was made and seconded to allocate \$1400 to be spent on the bid specification. It was suggested that this money will come from CICA Funds as it is being presented by CICA board. 9 in favor, 2 opposed. Motion carried, money from CICA budget has been approved to acquire the bid specification.

A question was raised about our Road Maintenance agreement; do we have the authority to replace the road service, or are we obligated to repair the existing road surface.

**It is our belief that our Road Maintenance agreement allows us to replace the road surface if the property owners agree and vote to do so.**

Mary Abel stated that the Road Maintenance Policy is not currently in the guidebooks that were handed out to each property owners. We should add it to all new prints of the guidebook, and make it available to all property owners.

Where are community members going to meet? **Diana Hawley is researching places that would be large enough and close enough for such a meeting.**

When will special meeting occur? **We are looking at early May; that will give the committee time to get the bid specifications done and get the bids. It will also be a better time for attendance**

**and voting as many of the “snowbirds” have returned to CI. Even though the committee has worked very hard to get most of the details ironed out, the community must have an opportunity to contribute to the process, and most importantly, to vote on whether the project should be completed. We are looking at having the voting completed in June of 2009.**

NEW BUSINESS –

**GEOLOGICAL SURVEY** – The county has installed a geological survey marker on Cliffview, marking Jacobs nose. No one from the county consulted us about this, and Janet will check into what occurred and why.

**BOARD MEETING NOTICES** -- A question was raised as to how the date and time of board meetings are made available to the general community.

- The community continues to meet at the regularly scheduled time of the second Thursday of each month at 7 p.m. at the pavilion. Don Manges has recently begun to post the date/time on the Community Entrance Information sign.
- When issues of quorum require a change to that schedule, that change is posted on the community entrance sign. We also try to get the changes posted on the bulletin boards at the beach & harbor.
- When are meeting minutes posted? After the board meeting, a draft of the minutes are emailed out to the board members to check for completeness and accuracy. An edited version of the minutes are prepared by the secretary and emailed again, before the next board meeting. At the meeting, the minutes are approved or rejected by majority vote. If the minutes are rejected, the secretary makes changes and presents the amended version at the following board meeting. If they are approved, the minutes get posted to the website and on the two bulletin boards.

**KEYS** – Janet is inventorying CI keys, so please contact her by email or phone & let her know what you have keys to.

**OLD BUSINESS** –Property owners on Basin Dr. are still seeking a solution to the problem of trucks turning around on their street and damaging the road surface. Chesapeake Isle does not have the authority to place signage on State Rd. 272, and a sign on Basin Dr. would be ineffective. The state has posted signs such as “Road Ends 3 Miles” to give any lost trucks an opportunity to turn around, but if they keep going to the lighthouse parking lot, they don’t have any other options. The board does not feel that there is any action we can take to alleviate this problem.

**HOME BASED BUSINESS** – Chris Shelton does not appear to be running a home-based business at this time. When asked to remove the sign offering crabs for sale on an occasional basis, he complied. There is no outside advertising directing customers to his home. Mr. Shelton will be reminded that if he does plan to operate a home-based business, he must comply with the restrictive covenants.

Next meeting will be Thursday, January 8 @ 7 p.m. at the pavilion.