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Chesapeake Isle Civic Association and Community Maintenance Annual Meetings, August 23, 2009

CICA Board Members present: Karen Dryden, Dave Byler, Joan Ferrick, Diana Hawley, Janet McKenna, Bill Tucker, John Trainor, Art Wood, Beth High, Andrea Gilde, Sonny Hayes

Board Members Absent: Brian Clare

The meeting was called to order at 2:10 p.m by President Janet McKenna

Approximately 80 property owners and CICA members were in attendance.

There had been a break-in at the pavilion sometime during the night before the meeting. The sound system and other items were stolen. The kitchen was broken into, and most of the beverages (beer and soda) were stolen from the kitchen. All locked doors were broken, either kicked in or damaged. Property damage & losses will need to be further assessed. The sheriff's department was contacted and Deputy Mahan & his trainee have responded to the incident. Police addressed those in attendance to be aware & listen to try to find out who is responsible. Right now they don't have anything to follow up with, no real evidence. Any community members with information should contact him for follow up.

Deputy Mahan responded to a few questions asked by those in attendance.

1. Which law enforcement office do we contact in case of emergency. *Call 911, who will dispatch the appropriate responder (ambulance, fire, sheriff, state police)*
2. What will be their follow up? *At this point, they don't have much to follow up with. Any information should be immediately passed on to them.*
3. Can we expect more of a police presence in Chesapeake Isle? *No, they don't make regular patrols out here as we are a private community.*

The meeting was opened with a clarification of the goals for the two meetings:

1. To approve the Community Maintenance budget for 2009-2010
2. To approve the Chesapeake Isle Community Association budget for 2009-2010
3. To elect 4 new CICA board members.

First, is Community Maintenance. We have an unusual circumstance with the choices on maintenance budget. We have prepared two budgets which are identical except for one line item. This line item is for asphalt paving of one or two problem areas of the roads. Both

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budgets contain a large increase in the amount allocated for Roads Maintenance, as the roads are in need of a complete re-milling. We have decided that at this time it is necessary to hire an outside contractor for the millings as we don't have the manpower or the equipment necessary to do these jobs in a timely manner. The budget that contains the extra \$15000 for spot-paving would result in the Community Maintenance fee rising to \$211; the budget without this extra allocation would result in a community maintenance fee of \$165. Before we are able to conduct a vote, we must decide, by a show-of-hands vote, which budget to vote for.

1. We have budgeted \$34000 for Roads, which includes the millings project as described below.
2. There is a separate line item for asphalt paving of the hill where Rolling Ave. meets with Rollins, and/or the section of Cliffview where it meets Rolling and connects to Darrel Rd. This is budgeted at \$15000. We have received a couple of estimates for paving these areas, from T&A paving, who paved the section of Rollins Rd., by the school bus shelter, last year, and from Meadows Contracting.
 - a. Meadows would be able to pave the Rolling Ave. section for approximately \$14000
 - b. T & A has provided an estimate for both paving areas at \$17425. If we use this option, we would be able to allocate the shortfall from the Roads budget as we wouldn't be milling these areas.
3. There is one contractor, Meadows, who would bring in equipment and manpower to scrape up and grind the existing millings, which have packed into hard surfaces in an irregular manner. These millings, along with an additional 40 loads, would be re-spread, graded, and rolled to create a smoother, consistent road surface. This would be at a cost of approximately \$34000.
4. Meadows would also be available on an on-call basis for major maintenance of the roads, at an approximate cost of \$7000 per incident of maintenance.
5. Another contractor, Dennis Reynolds, submitted a plan to scrape, break-up, and re-spread, grade, and roll the existing millings, as well as bringing in 40 loads of additional refined millings. This would be at a cost of \$130 per hour for the grader (3 days at \$3900) and \$100 per hour for the roller (\$3000 for 3 days).
6. Using the above plan, refined millings would be brought in by Edgemoor Materials (\$22.16 per ton, 880 tons, approximately \$19500 for millings).
7. Neither contractor would disturb the areas of roadway which are currently in good shape.
8. Both plans would ensure that all 3.4 miles of Chesapeake Isle-owned roads would be brought up to an acceptable standard. Some details need to be confirmed. Bill Chase

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will have more info by the annual meeting. Areas of road that are in good shape will not be re-ground. *(submitted by Bill Chase, Chairperson)*

People can vote on budget choice 1 (blue) or 2 (yellow) by show of hands. The ballot which is not chosen will be discarded by all, and then the vote will be taken using the other ballot.

QUESTIONS/COMMENTS

What will happen if the extra road paving is not approved? *Either budget includes having roads re-milled. Both budgets include repairing all sections of roads.*

Who makes the decision about which contractor to use? *The Roads and Maintenance committees will make that decision when all the money is approved and all specifications are in place. We are not yet at a position to award the job.*

Will both contractors be able to re-grind the large chunks of millings that will occur when the existing road surface is ground up? *We will ensure that either contractor has a method for grinding and re-using as much of the current millings as possible. New millings will have to be brought in to create a smooth road surface. We will include in the contract that the road surface depth and smoothness will need to meet certain specifications.*

If we do both problem areas this year it will be less expensive than doing it next year as the economy may improve. They may be giving a better price at this time than we would get by waiting a year.

We would be increasing the amount of Community Maintenance significantly. If this rate continues, we all would have paid for our share of asphalt paving in about 10-15 years.

Wouldn't it be better/more economical to pave? It may be true that we will be paying out an equivalent amount over time. However, the community voted and the paving proposal was defeated. We cannot pave if the vote was no; however, we can improve problem areas in the way we see fit. Taking care of problem areas will make it easier to maintain other areas by freeing up resources, and in the end may be less expensive. The community decided not to pave the roads and the CICA, which is responsible for maintaining the roads, must abide by the decision. Everyone who voted has their own reason for voting the way they did, and one reason is not more important than the other.

A community member spoke up to say that she feels the negative aspects of using millings/not paving were not emphasized enough at the time of the vote. Since the millings are a carcinogen, anyone selling their home may be mandated to disclose this information. She has handouts for all to read about the real estate issues regarding millings and the issues of mandatory disclosure. It is a point taken, but the CICA is not tasked with ensuring the legalities of buying and selling of private property. At this time, the State of MD does not

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prohibit the use of millings, and CICA is following the laws. There are many other items that we use on a daily basis which are equally as dangerous and produce the same number of PAH's. The vote has been taken, with individual votes being made based on the information available at the time. It was clearly stated in the materials sent out about the carcinogen level. This was not something that was hidden. Those wishing to read the supplemental information can get a copy, and it will be posted on our website as well.

How often will the roads need to be re-milled? Will we need to budget this much money every year? We don't intend to have to tear everything up each year, so it is likely that this cost will not be incurred each year. The condition of the roads on a year-to-year basis, the cost of labor and materials, and the availability of volunteers will be determining factors in the Chesapeake Isle Maintenance fee every year.

Can a cost-comparison be done each year (comparing asphalt paving to maintaining millings)?

Yes, with a volunteer to do so and provide the information prior to each year's annual meeting. We don't have the volunteer force available at this time to perform the very time consuming, labor intensive jobs required to maintain the roads. First, a good price must be found on millings. This requires phone calls and a lot of legwork and relationship-building. Then, the millings must be received in the community, with someone available to meet the drivers and show them where to place the millings. Then a crew must move the millings to the trouble spots, unload them, spread them, and pack them. All of this work is time-and –weather dependant. It would be great to have the volunteer force available, but it is not there and has been dwindling for several years. Having to hire an outside contractor is the major reason for the elevated expense.

The show-of-hands vote resulted in 41 lot owners wanting to vote for the higher budget amount, and 9 lot owners wanting to vote for the lower amount. The blue ballots were discarded.

There is a discrepancy in the proposed budget – the amount being collected is \$10000 less than the amount being spent. We have decided to spend down some of the money in the surplus account. This will reduce our overall tax obligation.

CICA settled its lawsuit this year. Why were all the legal fees borne by CICA and none by Community Maintenance? Because the legal issue was against the Association entirely. This doesn't set any precedent for how legal matters, if any, will be paid for in the future. It will depend on the nature of the matter. It is a goal of the Finance committee to clarify how expenses in general are distributed between CICA & CM, and how to better protect our income from taxes.

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Why were taxes so much higher than we budgeted for? Because we have too much money in the bank, we have reserve accounts to pay for rebuilding the boat ramp, etc. We will ask our accountant if there is a better way to restructure our finances so we don't pay so much in taxes.

TOWN WATCH – a suggestion was made to increase town watch's budget to get security cameras. With cameras, we may have caught those who broke into pavilion. We have looked into this in previous years, and costs for a security system would be high; however, we can look into it again. We can also look into getting a burglar alarm.

Since there were no other questions, it is time for the Community Maintenance budget vote. Six volunteers were recruited to count votes.

VOTING RESULTS – 52 ballots were in favor of the proposed budget containing the extra spot-paving expenditure. 7 votes were not in favor. This budget has been approved.

NEW BUSINESS – a suggestion was made that we don't replace any equipment at the pavilion until we have a better & more secure way to keep things at the pavilion.

A suggestion was made that those in attendance vote again on whether the community roads should be paved in their entirety. This would not be permitted. Because of the scope of road paving, it is not something that can be approved at the annual meeting. It must be voted on by the community as a whole, using proper balloting procedures.

The COMMUNITY MAINTENANCE MEETING WAS adjourned at 3:12 p.m.

The CICA Annual Meeting will begin at 3:15

CICA Annual Meeting Minutes

The proposed budget for CICA was distributed by Bill Tucker, CICA Treasurer. He presented a report by our auditor, Ed Turner. Fiscal year expenses and income were reconciled with the balances at the beginning of the year. All CICA/CM funds were accounted for. Expense items were randomly reviewed and found to be appropriate. Ed suggested that perhaps it is time to look into hiring an outside source for bookkeeping purposes, as the job has gotten to be quite complex and time consuming.

The Capital Improvement item listed on the budget is for a new mower deck. Half will be paid for by CICA, and half from Community Maintenance.

A question was raised as to what is the effective tax rate on the reserve account. Why are we paying so much tax? *The actual tax rate was not known at the time. Again, we are looking for ways to restructure so our tax burden will not be so high.*

6 VOLUNTEERS were recruited to count CICA budget ballots. 50 in favor, 0 against. The budget was approved.

ALL COMMITTEE CHAIRS should submit reports in writing.

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COMMITTEE REPORTS

ARCHITECTURAL REVIEW

It has been a quiet year with no new dwellings being constructed this year in the Isle. There were eleven (11) approvals issued which covered Sheds, Decks and small expansions of existing dwellings. *(Submitted by Bill Dryden, ARC Chairperson)*

LEGAL COMMITTEE

The activities of the legal committee in 2008-2009 fortunately have been few.

The litigation between CICA and Osborne over the breach of agreement concerning driveway paving limitations has been settled prior to trial. The driveway has been brought into compliance with the original agreement. Both parties agreed to drop their law suits against each other and pay their respective legal fees. CICA legal fees were \$6621.50.

We are in the beginning stages of collection procedures for the Crowetz property. The property owners have not paid their mandatory maintenance in two years. *(Submitted by David Byler, Legal Committee chairperson)*

LIBRARY

Our CICA library is very active with books, videos and audios being donated, borrowed and returned. Any time the pavilion is open, members have access to our materials and many take advantage of these occasions to stock up on or return reading and viewing materials.

Statistics for this fiscal year are as follows--but only in regards to Saturday mornings during the season when the library is officially opened from 10am to 11:30am and the stats can be counted. From Aug.30, 2008 to Aug.29, 2009 there were 52 Chesapeake isle residents who visited the library on Sat. mornings. There were 23 volunteers who opened the library in order to meet, greet, and accept donations, etc. on Sat mornings. Newly donated and returned books are straightened and placed in alphabetical order by authors and/or subject matter during the week by the library chairperson. We also received large print books from the Elkton Library approximately every 2-3 months. These books are loosely loaned to us and then returned for others. When the library is overloaded with books some of the older books that do not move are donated to nursing homes, Goodwill and various churches for their outreach programs for distribution. This is done at the discretion of the library chairperson.

(Submitted by Joan Ferrick, Library Chairperson)

COMMUNITY EVENTS

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We live in a unique community that offers a wide variety of events for both adults and children throughout the year. Through these events, members—both new residents and those who have lived here for some time—can get to know one another, establish lasting friendships, and gather together to enjoy the lovely place that we all call home.

A lot of hard work happens behind the scenes in order for these events to occur. I want to extend a huge thank you to all of the dedicated Community Events (CE) Committee members for volunteering so much of their time so that we can continue to provide the events enjoyed by so many community members. Thanks to their efforts, we were once again able to bring people together through a number of fun activities, events and ongoing groups during the past year.

During the upcoming year, the CE Committee once again hopes to provide both traditional and new events. Details about all of our events and groups can be found in the guidebook, on the CI web site, and in the newsletter. All of our functions are also listed on the Welcome sign at the entrance of the community. I not only invite you to attend these functions, but I also welcome you to help on our committee. We need volunteers, and we are always looking for new ideas! The committee meets on the second Monday of each month at 7:00 p.m.; please contact me if you are interested or would like additional information. *(Submitted by Diana Hawley, CE Chairperson)*

HARBOR COMMITTEE

The 2009 boating season has been a good one with the gas prices down to reasonable levels and the weather has been normal with no substantial storm to date. We have 87 moorings in the Harbor. One of the most popular additions to the Harbor over the last few years has been the kayak rack. This season we added another 24ft to the rack and it quickly filled up. Thank you to all who helped on mooring pick up and set and the many repair needs that arose during the boating season.

Boat Ramp update: The remaining \$10,000 to complete the new ramp is included in the 2010 budget. If approved we plan to complete the ramp in March of 2010. *(submitted by Art Wood, Harbormaster)*

BEACH COMMITTEE

The 2009 Beach season was quiet with no reportable problems. The Beach Committee will turn over the chair to Joe & Jennifer Greenfield. *(submitted by Gary Gilde, Beach Chair)*

ROAD MAINTENANCE

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Activities included filling potholes during the FY 2008-09. Efforts at road maintenance in 2009 was minimal while waiting for the community ballot on paving all roads and 2009-2010 budget approval. Essential maintenance was performed on some hill wash outs due to heavy rainfall. Roads were plowed on two occasions during the winter of 2008-2009.

Low hanging limbs that might have obstructed contractor vehicles during paving as well as obstructing any large vehicle movements were cut and removed.

The hill on Rollins Road by the school bus stop was paved in CY 2008. *(Submitted by Bill Chase, Chairperson)*

4th of July – This year's Fourth of July Picnic was a first for Bill and I to Chair and as usual the background was such that it was a just a matter of stepping in and calling the past chairpersons together. Again, these delightful volunteers did their best and gave us a most successful event.

A special thank you goes to all the committee chairpersons including:

Allan and Andrea Johns - Food Concession

Anne Bates, Crafts

John Bates & Bill Day, Tents and Tables

Rob & Anna Green, Pie Eating Contest

Joan Ferrick, Opening Parade

Jennifer & Joe Greenfield, Children's Games

Brian Clare & Diana Hawley, Sound System

Don & Sue Schooley, Decorations

Bill & Karen Dryden, Snow Cones and Belgian Waffles

Sonny Hayes, Shuffleboard & Tug-O-War

Bonnie Boyer, Sue Clare and Babs Manges, Silent Auction

Ed Turner, Golf Chipping Tournament

Dave Byler, Horseshoe Tournament

Dick & Erika Ullman, Peanut Bags, and Tara for Face Painting

Janet McKenna and John Reber, Volleyball

Chris Ann Szep, 50/50 Raffle and Cardboard Armada Race

Jean Tucker, Photographer

Charlotte Hallett, Phyllis Doyle and Nancy Turner, Ticket Sales

and last, but certainly not least, John Trainor and Diana Hawley for their wonderful emceeing.

This year we initiated the sale of Belgian Waffles which went over very well and will be done again next year. We ask for any and all suggestions from the community for new ideas and events. We definitely appreciate anyone who would like to volunteer to help or with any of the events. Please contact me at 410-287-9432 or patday@chesapeakeisle.org.

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We netted \$1685.43 after expenses and donated a portion of the profits to the Outreach groups in our community. The balance will be added to monies that will be used for projects for the betterment of the community. *(Submitted by Pat Day, Co-chairperson)*

History -- This year saw the passing of the baton by Audrey Buck as President of the History Committee to Pat Day. Audrey was the History Committee for many years and is credited along with her committee with the accumulation of all the records, memorabilia and photo history since the inception of the Chesapeake Isle Civic Association.

Membership has changed over the years but the dedication to preservation of the history of the Association has not changed.

This year the History Committee began the accumulation and separating of files into subject categories. These will be stored in notebooks for easy access of residents who may want to study certain areas for background to new projects, events, etc.

This year the Committee including Anne Bates, Audrey Buck, Pat Day, Karen Dryden, Peggy Graef and Anna Green studied the road (Rt. 272) and the early years from North East to the Turkey Point Lighthouse. A pictorial display was assembled and exhibited at the Annual Dinner in April.

This year we will select another study to present at next year's dinner.

Every CICA member is invited to join our group and learn more about Chesapeake Isle. Meeting dates will be announced in the minutes or by contacting the committee chairperson.

(Submitted by Pat Day, Chairperson)

Town Watch – There have been a few recent incidents reported in the community. Quite a few cars were reported to have been rifled through and one car stolen, later recovered in Newark, Delaware. This matter was reported and has been investigated by the police. An altercation at the harbor area occurred Sunday evening, mid-August. This matter was reported and is being investigated by the State Police. All further communications is being handled by the individuals that filed a police report. And, most recently the pavilion was broken into, electronic equipment among other items taken and destruction to the inside of the building. A police report has been filed. All incidents of vandalism and theft have reportedly occurred in the pre-dawn, early morning hours.

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There have been no incidents that occurred or reported on any nights where Town Watch was present. *(Submitted by Janet McKenna, Committee Chairperson)*

Newsletter – the CICA Newsletter was issues 4 times, January, April, July, and October. Many people help by contributing articles and materials for the newsletter, especially committee chairs. A great deal of thanks goes out to Karen Dryden and Susan Clare, who take care of all the folding, labeling, and arranging for delivery of newsletters. Thank you also to those who help deliver. Currently, the newsletter is delivered to almost ½ of our community by email. About 90 go out in “snail mail”, and the rest are hand-delivered by our dedicated volunteers. *(submitted by Andrea Gilde, Newsletter editor)*

Road Resurfacing Committee – During the previous year, the RRC continued with researching and planning for possibly paving the roads, as well as preparation for bringing the matter to a vote. A meeting was held on May 2nd to review the previously mailed proposal for paving the roads. This allowed lot owners to ask questions and make suggestions. The meeting was well attended and productive. The two primary contractors were met with to obtain a final bid price with a 60 day lock and to clarify some paving options. The time required to do the job was stated as being 3 weeks with most of that time being needed for grading and only 3 days needed for paving. Based on the final bids, a contractor was selected. The final proposal was then written and sent to all lot owners along with ballots for voting. The final price came out to a not-to-exceed cost of \$1500/lot.

The Road Paving Committee completed several pre-paving tasks such as tree trimming, evaluating drainage issues, and documenting areas where non-standard grading would be required. They also found an engineering firm to monitor the paving operation to assure conformance to specifications. This work was done so that the work could start a week or two after approval.

The ballots were all opened and counted on June 27th at the pavilion. The final tally with 87% of the possible votes being submitted was: 139 in favor and 145 opposed to paving the roads. The motion was defeated. Whatever your opinion and feelings are about paving the roads and the result of the votes, all of us in our community owe a great deal of thanks to Don Manges and his committee for their diligent work over nearly two years. So much research, planning, and meeting was done on this issue, which ensured that all of us could make a fully informed decision. So thank you Don and committee members Paul Pudlinski, Bill Chase, John Bates, Bill Day, and Gail Berkeihiser, and to all else who helped in the road paving project research. *(submitted by Don Manges, Committee Chairperson)*

NOMINATIONS AND VOTING FOR THE CICA BOARD OF DIRECTORS

Janet McKenna thanked everyone for assistance during her year of presidency.

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Diana Hawley, Nominating Committee Chairperson thanked the outgoing board members: Janet McKenna, President, Brian Clare, Vice President, Art Wood, and Sonny Hayes.

There are 5 candidates under consideration. All will make a brief presentation regarding their candidacy for the board of directors. The five candidates are:

- Ed Campbell
- Joe Greenfield
- Don Manges
- Jim Richardson
- Harry Witte

While the votes are being counted, Diana encouraged all present to sign up for committees.

New board members:

We congratulate the incoming Board Members: Ed Campbell, Joe Greenfield, Don Manges, and Jim Richardson.

All board members were present, and held a brief meeting to elect officers and determine a next meeting date.

The first board meeting will be on Tuesday, September 15, at 7 p.m., at the pavilion. The board intends to make the regular board meeting on the 3rd Tuesday of each month, subject to change.

Don Manges nominated Board Officers as follows. Karen Dryden seconded. All board members voted on the nominations

- Diana Hawley – President
- Bill Tucker – Vice President
- Andrea Gilde – Treasurer
- John Trainor – Secretary

All approved.

The Meeting was adjourned at 4:02 p.m.

Respectfully submitted,

Andrea Gilde, CICA Secretary (outgoing)

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