

Board Meeting of March 12, 2009

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

Committee members and guests: Bill Dryden, Bill Chase, Don Manges, Jean Tucker and Pat Day

Meeting was called to order by Janet McKenna

Secretary's Report - Janet McKenna presented in Andrea Gilde's absence.

- The minutes from the February 12, 2009 BOD meeting were approved as written and will be posted on the bulletin board & website.

Treasurer's Report – Update provided by Bill Tucker.

- Reviewed CICA Treasurers' Report. Cumulative to date is incorrect and will be updated and redistributed by Bill Tucker via e-mail. Current month expenses are correct.
- \$750 of the \$1685 total in membership needs to be redistributed. Bill lumped this sum into membership for the March, 2009 meeting. The \$750 sum is actually for boat storage and keys.
- Reviewed Community Maintenance Report.
- All accounts have been transferred to Cecil Bank, except for Community Maintenance and CICA account. Two checking accounts have also been opened with Cecil Bank. A safety deposit box is still with PNC as well.
- Checks have been received from Cecil Bank.
- Motion to accept Treasurers' report carried. Bill will redistribute CICA report with correct year to date.

Architectural Review - Bill Dryden, Chairperson

Since the February Board of Directors meeting the following were submitted and approved:

Lot 4 – A, 50 Darrel Road
Vincent and Christina Nikonchuk
8' x 10' shed to be located at the rear of the property.

Beach - No Beach Report

Bulletin Boards – Diana Hawley

- Bulletin board needs to become more user friendly in regards to propping open and putting in information.
- Gary will be questioned regarding resolutions.

Community Events - Diana Hawley, CE Committee Chair

The Children's Valentine's Day party was held 2/14/09; 11 children and their families enjoyed a story, crafts, and snacks. Thanks to Jennifer Greenfield for her assistance and to parents who contributed goodies for the party.

The Progressive Dinner was held on 3/7/09; 54 community members participated. Special thanks to Phyllis Doyle for chairing the event, to William and Carol Paton and John and Anne Bates for hosting the appetizer and dessert portions, and to all the dinner hosts: Bob and Sandy Biedermann, Bill and Pat Day, Bill and Karen Dryden, Bob and Phyllis Doyle, Paul and Linda Quick, and Art & Carol Wood.

Upcoming events include:

- Jacob's Nose Trimming (Saturday, March 14): The CE Committee is providing coffee.
- Mooring Pick-up/Inspection (Saturday, March 21): The CE Committee is providing coffee.
- Mooring Set (Saturday, April 4): The CE Committee is providing coffee and a light lunch.
- Easter Egg Hunt (Saturday, April 11): This event is held at 1:00 p.m. at the pavilion.
- CICA Annual Spring Dinner (Saturday, April 18): This event is being held at Bentley's Restaurant in Elkton from 6:00-10:00 p.m. The cost is \$25 per ticket; if you would like to attend, please send your money to Iva Burroughs. **The deadline for reservations is April 4.** Details are in the January newsletter.

The CE Committee will be donating gourmet baskets for raffle at the Annual Dinner, with proceeds going to local outreach programs.

- Community Yard Sale (Saturday, April 25): If you would like have a yard sale at your house this day, please contact Jennifer Greenfield (event chair) so that your house can be marked on the map of houses participating.

The March CE committee meeting will be held on Monday, April 13, at 7:00 p.m. at the home of Iva Burroughs.

Snow Plowing and Road Maintenance – Bill Chase provided the update.

- Provided snow plowing update in regards to March 2nd storm.
- Tractor had a difficult time on sloping driveways even with 4WD.
- Ice was under the snow and that made it very difficult.
- John Reber assisted with plowing.
- Tractor will need new tires prior to next winter.
- This Spring, more millings may be needed to repair the roads. Millings may be readily available this Spring, due to the number of MD road resurfacing project. Bill will contact contractors to discuss.
- Need a replacement fuel cap for the tractor.

Harbor – Art Wood provided the update.

- 78 moorings going into harbor to date versus 92 from last year.
- Floating dock will require some minor repairs. Dock wheels will be removed and thrown away to be replaced by Heavy Duty Vinyl Dock Bumpers. Fire hose is still available to be used.
- The mooring puller will be re-decked after mooring set.

- Art met with another contractor regarding the boat ramp replacement. The contractor suggested another option instead of the dam option. In short, pilings and wood sheathing will be used followed by excavation, stone and then a concrete pour. This method could save \$7,000.00 in cost and could last (according to the contractor) 25 – 30 years.
- One difficulty discussed was the fact that this contractor does not provide or pour the concrete. What if a problem occurs with the pour? Can the contractor subcontract to the concrete provider thereby maintaining one stop shopping? Issue was discussed back and forth.

History – Pat Day Chairperson

- Informal meeting held on February 20 with Audrey Buck, Peggy Graef and Anna Green. Bill Day also attended.
- Marion Well spoke of the history in North East and the road that used to be access to Turkey Point Lighthouse. It was a very informative and interesting meeting.
- Next Meeting will be March 20th at Pat Day's house. Work will continue on the presentation for the Annual Spring Dinner. Pictures have been requested from Jean Tucker and these will be combined with maps and documents of the formation of CI.
- The President's Letter from Sonny Hayes will be available for those who have purchased the History Book and enjoy keeping it up to date.

Legal – Update provided by David Byler.

- Nothing new to report from RVJ regarding the Osborne case.
- Waiting for either a court date or acceptance of the wording changes to the Consent Judgment.
- Discussion occurred as to whether a status update can be placed in the April Newsletter regarding the Osborne Case. RVJ has recommended not publicizing updates in the past.
- It was decided that now was not the time to place an update on the case in the newsletter.
- Art Wood, Bill Dryden and Dave Byler will go to RVJ to discuss and press for a resolution one way or the other (i.e. Court or acceptance of Consent Order).

Library – No updates this month.

Membership – Update provided by Jean Tucker

Recap:

- 2008 – A total of three letters were 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 - invoices and forms sent to all property owners including Mason exempt and 11 renters on Jan 1
 - 79 second notices for 2009 were sent March 1.

2009 Responses to Date

- CI Community
 - Maintenance
 - Required 255 full & 3 partial of 326 lots (78%)
 - Optional (Mason Lane) 3 of 5 paid (60%)
 - Bath House 102

- CICA
 - Membership
 - Owner 203 of 301 owners (67%)
 - Renters 1 renter paid membership
 - Shuffle Board 45
 - Boat Storage 82
 - Mooring Set & Pull* 80
 - Mooring Pick up & Return 73
 - Donations/Late fees \$18.

* includes 2 special mooring fees from Murray

2008 Maintenance Fees Outstanding

- Property owners
 - Blackburn
 - Coco – 2 lots
 - Crowetz
 - Kucharsey

Newsletter

- April newsletter will be coming to “print.”
- Need material to be included by the beginning of April, 2009.

BOD Openings – Please provide nominations for BOD positions that will need to be filled next year to Diana Hawley

Technology – Nothing new to report.

Town Watch – Nothing new to report.

Road Resurfacing Committee - Don Manges provided the update

Financing Status

On Tuesday March 10th, Art Wood, Bill Tucker, and Don Manges met with Matthew Mullen, VP Commercial Lender and Marc Corvino, Commercial Loan Officer, both from Cecil Bank, Matt started the meeting by stating that Cecil Bank is committed to supporting us 100%. They will work with us to arrange any reasonable type of payment plan that we want, such as monthly, quarterly, annual, interest only, and etc. They will help us set up accounts for automatic EFT if we desire. The maximum term would be 3 years with an interest rate of approximately 8.5%. They clearly understand our collection issues and are willing to work with us.

Both PNC and Harford Banks cannot supply us with any financing.

Bid Proposal - McCrone Inc.

McCrone Inc. finished the Bid Specification. It was reviewed by the Committee and sent back for revision. The revised version has been received. The only issue with the spec at this time is that the finished asphalt thickness is to be 3" not the original 2.5". This could as 20% to the material cost.

Project Timeline Review

The loan qualification task will be changed to reflect our current status.

The task to develop a Bid Specification will be updated to reflect that it is complete.

The agenda and protocol for the May 2nd meeting is due 4/9/09 (next meeting).

The meeting location is due tonight. Update on location provided in next section of Meeting Minutes (i.e. Diana Hawley update).

Start date for obtaining contractor bids has been moved to 3/16/09.

Legal Issues

Has there been any clarification of the word "necessary" as used by R. Jones as a requirement for the capital expenditure. RVJ will be asked for clarification.

RR proposal package will need to be mailed to CI Owners by April 13, 2009 in order to provide a 20 day review prior to May 2nd meeting. BOD will need to approve the package during the April 9, 2009 meeting.

After RRC Update the following update was provided by Diana Hawley on locations for the May 2nd Special Meeting:

- Not much success on finding location for Special Meeting on May 2nd to discuss RR project. Diana reviewed all locations contacted and the results.
- Motion was raised and carried by the BOD to hold the meeting on May 2nd at the CI Pavilion. An additional tent (or 2) will be raised to provide additional space. All BOD members agreed this would make the meeting be "at home." Diana Hawley presented information on tents that could be used.
- As a result of the motion, no additional investigation will be performed on outside locations for the meeting.

Additional BOD Meeting in April:

Two (2) BOD meetings will be held in April, 2009 in order to prepare for and finalize the information for the May 2nd RR Special Meeting. The dates will be as follows:

- Thursday, April 9, 2009 at 7:00 PM
- Thursday, April 23, 2009 at 7:00 PM

Miscellaneous Items:

- Basketball backboard will be offered to the community for "free." It is currently in the maintenance storage area.
- It was decided to send a formal thank you to the State Park Rangers for opening the woodland road during the March 2nd snow storm to assist residents in getting home.
- Fourth of July meeting will be held on March 18, 2009. Pat Day will be chairing the meeting.

The meeting was adjourned. Next meeting will be Thursday April 9th at 7 p.m. at the pavilion.

Respectfully submitted,

John J Trainor

Board Member