

## Chesapeake Isle Board meeting of April 9, 2009

**Board members present** – Diana Hawley, Dave Byler, Joan Ferrick , Beth High, Art Wood, Bill Tucker, Brian Clare, Janet McKenna, Andrea Gilde, Sonny Hayes

**Absent** – John Trainor, Karen Dryden

**Guests** – Frank Astfalk, Kevin McMenemy, Paul Pudlinski, Paul Jewell, Bill & Pat Day, Regan & Christy Michaud, Bill Dryden, John Bates, Allan Embon, Don & Babs Manges, Gail Berkeihiser, Lori Bell, Jeff Mack, William Blackburn, Ethel Hayes

The meeting was called to order at 7:15 p.m

**Secretary's Report** – the minutes of March 12, 2009 meeting were approved as written, with unanimous approval. The minutes will be posted on the website & bulletin board.

**Treasurer's Report** for the period ending March 31, 2009–

**Community Maintenance Income & Expenses.** – the income & expense sheet for March 2009 was reviewed. After a motion was made, the Income & Expense report was approved unanimously.

**CICA Income & Expenses** – ending March 31, 2009 – the income & expense sheet for March 2009 was reviewed. After a motion was made, the Income & Expense report was approved unanimously.

In preparing for the budgeting process for the 2009-10 Fiscal year, the treasurer will be distributing to all committee chairs their expenses from the past year. Budget worksheets have been distributed.

*Since there were many community members present at the meeting, most of them to ask questions about the upcoming Roads Resurfacing Meeting, that item was moved to the front of the agenda.*

**Roads** – President Janet McKenna informed guests as to the upcoming roads meeting on May 2, 2009, and indicated that there would be ample opportunities to ask questions and get information at that time. Janet gave a brief history/summary of RRC studies, activities, and mission as was determined at the last two annual meetings. She also offered an update on the upcoming process of meeting and voting. Brian Clare noted the draft proposal which will go out later this month. It was confirmed that all property will have an opportunity to vote on the proposal. The floor was opened to questions and comments from community members present.

Questions:

1. When is the informational meeting (**Saturday, May 2 at 2 p.m.**)
2. Will our attorney be present at the meeting? This has not been arranged at this time. We will consult with our attorney & see if he is available to attend.

3. How do our CICA by-laws affect the process? This matter is not subject to CICA by-laws. It is a Community Maintenance Issue. The rules of Community Maintenance is governed by the MD Homeowners Association laws.
4. How will the votes be counted? By a simple majority of those homeowners who respond to the balloting process (by sending in absentee ballot or coming to the meeting and voting at that time.) The voting meeting will be held in June. ONLY ACUTAL VOTES WILL BE COUNTED. This process will be explained as part of the 5/2 meeting. A second mailing will include ballot, proposal, and information about the meeting where voting will take place.
5. Why does this process involve all Chesapeake Isle property owners? Should Turkey Point Road owners be exempt? All property owners in the deeded area of Chesapeake Isle have USE IN COMMON of Chesapeake Isle roads, but the roads are owned by the CICA, which also has responsibility for their maintenance. "Use-In-Common" mandates that all property owners share equally in the maintenance/improvement of the property. We cannot legally exempt TPR owners. Property owners on an individual road cannot decide to pave or maintain of their own road. All property owners have right to vote on this process, on a per lot basis.
6. Approximately how much will this project cost each lot owner – we cannot lock in a price as bids are only good for 30 days due to changing material costs. We estimate that this project will cost each property owner \$2000-\$3000 per lot. Financing will be available for those that choose not to pay up front. Details will be available at the May 2 meeting.

The committee updated the status of financing plans with Cecil Bank and discussions of bids with contractors. One key issue yet to be determined is whether we have enough material on site to properly grade the road or do we need to bring in more material. Adding material is expensive and the opinion is split between the contractors. The committee would like to request money from the Board to have David Strauss, PE and author of the Bid Proposal, come out and give us his opinion. His rate is \$135/ hr. and his opinion could save us \$100,000 on the project. After some discussion, a motion was made to approve funding for this request, for the amount up to \$500. The motion was seconded and unanimously approved.

Although we have been told that there are no state or county permits needed for this project, the committee has decided to get a final confirmation on this matter from both state and county agencies. This will be updated at the next board meeting.

The committee continues to examine any potential drainage issues.

The RRC update report will be available on the website. (Submitted by Don Manges)

**ARCHITECTURAL REVIEW** – nothing to report (submitted by Bill Dryden)

**COMMUNITY EVENTS** – Thanks to the following individuals for organizing the coffee and/or food at the events this past month: Pat Day (Jacob's Nose Trimming on March 14); Pat Day and Karen Dryden

(Mooring Pick-up/Inspection on March 21); and Pat Day, Carol Wood, Karen Dryden, and Jean Tucker (Mooring Set on April 5).

Upcoming events include the following:

- 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, chaired by Iva Burroughs, is being held at Bentley's Restaurant in Elkton from 6:00-10:00 p.m. As of April 4 (the reservation deadline), 65 people have reserved their spaces.
  - 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.
- Spring Clean-up and Covered Dish Social (Saturday, May 16): The CE Committee will be providing drinks and pastries in the morning, and will organize the Potluck Social following the clean-up at 12:30 p.m. (We will provide the main dish, paper products, utensils, and drinks for the lunch.)

*The April CE committee meeting will be held this Monday, April 13, at 7:00 p.m. at the home of Iva Burroughs. (submitted by Diana Hawley)*

### **Nominating Committee Report to the Board of Directors**

To date, I have asked five individuals to run for the Board of Directors during the next term. Three of these people are considering doing so (I will follow-up with them during the next month), and two declined. I am compiling a list of other candidates and plan to call them during the next month. Please call me if you have recommendations.

The four current Board members whose terms will be ending this year cannot run next year, as they have already served 2 terms on the Board. (submitted by Diana Hawley)

### **HISTORY COMMITTEE REPORT**

The History Committee met on March 20<sup>th</sup> at the Pavilion with Audrey Buck, Anna Green, Karen Dryden, Anne Bates and Pat Day in attendance. Our focus has been the Annual Spring Dinner presentation.

We have had three meetings since the March 20<sup>th</sup> meeting in preparation for the Annual Spring Dinner Presentation. With the assistance of the committee members attending, we have assembled what we believe to be a very interesting pictorial display.

In June we will resume our regular meeting schedule of every third Friday at 10 AM and continue our efforts to classify past records of the events and the various business' of Chesapeake Isle so that they will be easily retrievable by any members of CICA if needed. (submitted by Pat Day)

### **MEMBERSHIP**

Recap: 2008 – Four property owners (5 lots) have not paid their required 2008 maintenance fees. If not paid by the end of April, these will be turned over to Bill Dryden for further action. 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 were sent to all property owners including Mason exempt and 11 renters on Jan 1.
  - 79 second notices for 2009 were sent March 1.
  - Third notices will be sent ~ April 15.
  - Bathhouse and shuffleboard keys will be distributed after May 2.

## 2009 Responses to Date

- CI Community
  - Maintenance
    - Required 287 full & 2 partial of 326 lots (88%)
    - Optional (Mason Lane) 5 of 5 paid (100%)
  - Bath House 114
- CICA
  - Membership
    - Owner 222 of 301 owners (74%)
    - Renters 1 renter paid membership
  - Shuffle Board 48
  - Boat Storage 89
  - Mooring Set & Pull\* 88
  - Mooring Pick up & Return 80
  - Donations/Late fees \$22.88

\* includes 2 special mooring fees from Murray

## 2008 Maintenance Fees Outstanding

- Property owners
  - **Blackburn**
  - **Coco – 2 lots**
  - **Crowetz**
  - **Kucharsey** (Submitted by Jean Tucker)

**LIBRARY**– opening day is April 18<sup>th</sup>, 10-11:30 am. To celebrate opening day, the library will be offering donuts, coffee, juice, and tea. Joan has contacted Christa Vanderbilt. & gotten Lyme disease booklets for library. A donation is suggested. Joan is considering getting other Lyme disease materials for the library. Kevin McMenamin gave other suggestions regarding tx of lyme disease, and referred a physician which we can keep with the info. Library will stock info on Lyme’s prevention & has suggestions for a possible presentation for a meeting. Presented by Joan Ferrick. (Submitted by Joan Ferrick)

**Legal** – Our lawsuit is still pending; an initial court date is set for 4/22. (Submitted by David Byler)

**Community Maintenance** – John Bates needs volunteers to:

1. Repaint shuffleboard court
2. Regrading
3. Potholes
4. Tree trimming – for clearance for tractor

**Grass mowing** – contracts have been distributed for grass mowing (Submitted by Brian Clare)

Harbor – moorings are in, but the set was delayed for a day due to high winds. Maintenance has been done on the docks, with inflatable rubber bumpers installed on docks to act as fenders. Mooring puller will be redecked. Clean up day will add another section to kayak rack. The contractor who may be re-doing boat ramp will submit new drawings, with a possible change to the design. The target date for installation is next spring (2010). New flags are in process. The old row boat has been removed from harbor, it was taken by Paul Savitsky. (Submitted by Art Wood)

**Town Watch** – WE NEED VOLUNTEERS (Submitted by Janet McKenna)

**4<sup>th</sup> of July** – plans are under way & a meeting has been scheduled. (Submitted by Pat Day)

**ROADS RESURFACING COMMITTEE** – finances – CI will need to supply ½ of the money upfront, and then the bank will finance the remainder to be divided into 4 annual payments. Payments will be attached to property owner bills. Invoicing management will be handled by VP of the CICA. No advance payment to be made to contractor. Bank will make payment to contractor for “work in place”. Contract will be bonded.

Pre-bid meeting was held, chaired by Paul P. 5 contractors attended. Bids were submitted and revised.

Do estimates include drainage? No, the drains are being handled separately. They are not affected by road paving. If drainage pipes haven't been replaced, how will that be handled? Will the roads have to be dug up to replace?

We have a 50 foot right of way, 20 foot of paving. How much will be left over for drains, culverts, etc. +/- 15 foot on each side. Cut-ins – how will it work if the driveway doesn't meet up with the 20 feet. How will it be filled in? This is the property owner's responsibility.

Dave Strauss from McCrone Engineering will be consulted regarding existing materials. This is at a cost of 400-500. A motion was made and approved to bring in this individual to examine existing materials & see if we have enough or need more. All approved.

There are two drainage issues – one on Caldwell & one on Cliffview. Dennis Reynolds is being brought in to correct the drainage problems. This would have to be done regardless of paving.

Ballot should include indication of whether people would be paying up front or financing.

A tent will be set up for the May 2 meeting, and 200 chairs will be rented. The chairs are at a cost of \$190, including delivery. A motion was made and seconded to approve this money. All approved.

**NEW BUSINESS** – Jim Richardson (P-10) has submitted a request to operate a home based business. The business will be grout/carpet/upholstery cleaning. All work will be done off-site, with the home serving as the business office. There will be no additional traffic, or supplies stored outside of the home. A motion was made and seconded to approve this request. All approved.

North Bay – would like to put a link to their website on the front page of our website. After a brief discussion, it was denied. We don't endorse or advertise businesses on our website. We do

however, have a listing of “Area Resources & Attractions” and North Bay is included on that list along with other local businesses.

A special meeting has been scheduled on April 23 – to finalize preparations for the May 2 meeting @ 7 p.m. at the pavilion. The next regular board meeting is May 14, 7 p.m. at the pavilion.

Having no further business to discuss, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Andrea Gilde  
CICA Secretary