

**Chesapeake Isle Civic Association
Board Meeting, December 15, 2009**

Board members present: David Byler, Don Manges, Joan Ferrick, Beth High, Andrea Gilde, Diana Hawley, Bill Tucker, James Richardson, and Karen Dryden

Absent: Joe Greenfield, John Trainor, and Ed Campbell

Community members & guests present – Bill Dryden, Bill Chase, Jean Tucker, Judy Murray

President's Report – Diana Hawley opened the meeting at 7 p.m. An email was sent out to the community with the upcoming holiday events and notice of the change in meeting night for 2010 (now on the 3rd Monday of each month, subject to change)

Secretary's Report – All board members had received and read the draft minutes of the November board meeting distributed by John Trainor. Some rewording was necessary to accurately reflect the policy on the new keys for the pavilion. The minutes will be re-worded and distributed by email for approval. (submitted by Andrea Gilde for John Trainor, Secretary)

Treasurer's Report – Andrea Gilde reported ordinary income and expenses for the month of November for both the Chesapeake Isle Civic Association budget and the Community Maintenance budget. There was a transfer of \$10000 from the CICA budget to the CICA Ramp Account, which is the 2009 contribution as was approved at the 2008 Annual meeting. (submitted by Andrea Gilde, Treasurer)

Committee Reports:

Architectural Review: Since the last meeting the following was approved.

Lot E-11, Ned and Judy Schoonover: A 10' x 25' front deck will be installed.

There has been no response to the letter of November 13, 2009 concerning the shed construction closer than 12 ½ feet to the sideline on 271 Rolling Avenue. A second letter was sent on December 10, 2009 (both certified and regular mail). A receipt for the certified letter was received. If there is no action taken on the part of the property owners, the committee will follow up and report next month. (submitted by Bill Dryden, ARC Chair)

BEACH – no report given (Joe Greenfield, Chair)

Bulletin boards – nothing to report (Karen Dryden, Chair)

Community Events – The Wine & Cheese was our last event, and was hosted by Brian & Susan Clare, with Karen Dryden chairing the event. 61 people attended. The deadline for dropping off holiday cards to be delivered by “Elf Susan” or one of her helpers is tonight (Dec. 15).. Our next event is Christmas Caroling on 12/19, to be followed by Santa & Mrs. Claus visiting neighborhood children. The first event in the spring will be the Progressive Dinner in March. (submitted by Babs Manges, Chair)

4th of July – Diana Hawley sent an e mail to Pat & Bill Day requesting that they chair the event again in 2010

Grass Mowing/Snow Plowing – 15 community members have signed up and paid. Stakes have been installed for all paid properties, with the exception of the last three, who submitted their contracts after the cut-off date. As we still had some spaces available, and it has not yet snowed, their contracts were accepted.

Letters were sent out last month to 1 property owner and 1 renter regarding vehicles parked too close to the roadway. There was concern that the vehicles could interfere with snow plowing, and potentially cause harm to the snow plow driver and damage to the tractor or to the boat/camper in question. The camper was moved out of the right-of-way to the driveway, and the boats were moved far enough back so as not to impede the plow. There was some discussion as to whether there are other vehicles encroaching on the roadway and should they be contacted. Bill Chase doesn't feel that there are any that are in the way of snowplowing. We annually include the encroachment letter with all outgoing Community Maintenance bills letting property owners and renters know about the CICA right of way, and of their possible encroachment, and that CICA has the right to ask that items too close to the roadway be moved further back. Diana will send out letters thanking property owners for their compliance. (submitted by Bill Tucker, Chair)

Harbor--As of 12/5/09, all boats and moorings have been removed from the harbor area. Only boats properly stored on racks remain. Except for the felled lamppost, the harbor is secured for the winter.

Both harbor masters have experienced various health issues since the last Board meeting. Both are doing well at present; however, they will not be able to participate in most of the physical activities required for setting the moorings, come Spring. Even so, this is something that the Board needs to take under advisement

There was one mooring that was not picked up from the harbor, and its owner had not paid for delivery. After several notices, the harbor committee delivered this mooring to the owner's property and the fee was added to his 2010 invoice. When the floating docks were removed from water, the harbormasters were informed that the new plywood had to be waterproofed in order to be winterized. As of yet, has not been done. (submitted by Bob Hartman & Jim Duckenfield, Harbormasters)

History – no report (Pat Day, Chair)

Legal – Our attorney, RV Jones,, agreed with the version of the letter as edited by the board, and it will be sent to the Osborne's attorney. We hope, and our attorney agrees, that this will settle the issue of there being no automatic transfer of the Osborne's agreement with CICA regarding the use of the Harbor access point to the Osborne's garage. However CICA sees no reason to not continue this agreement with anyone who purchases the Osborne's home as long as the new owners adhere to the original agreement.

Crowetz Property has been foreclosed upon. At this time, we don't know if was purchased by an individual, or if it was repossessed by the bank. If the bank now owns it, we may be able to recoup some of our past due invoices. We sued for owed fees but had to drop the suit due to foreclosure. If it

goes to the bank, they may pay us. We have set a precedent for legally recouping fees when the owner does not pay, and will continue to do so. (Bill Dryden, for David Byler, Chair)

Library – all is status quo for the winter (Joan Ferrick, Chair)

Maintenance – the mowing deck has been “winterized” and the tractor is ready for snowplowing. The fans were moved from the maintenance building to one of the restrooms. At this time, the committee members will be working on pothole repair, prioritizing roads by their needs. They will first use the pile of millings that is currently stored at the intersection of Mowbray & Rolling Ave., as that pile needs to be removed.

Membership -- Recap:

- 2008 – One property owner (Crowetz) has not paid their required 2008 (nor 2009) maintenance fees, in foreclosure per Bill Dryden.
- 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.
 - 34 third notices were sent April 15.
 - All bathhouse and shuffleboard keys have been hand delivered or mailed.
- 2010 – Received two maintenance fees and CICA membership fees for 2010. Membership mailings for 2010 (owners, renters, Mason Lane exempt) are just about ready to be mailed; will be mailed the last week of December.
 - 2009 non payment (9 owners (11 lots)) of maintenance fee and partial payment (3 owners) of maintenance fees added with interest
 - \$10 added to Glacken invoice for mooring not removed from harbor by December 1 (mooring was delivered by CICA)

2009 Responses to Date

- CI Community
 - Maintenance
 - Required 312 full & 3 partial of 326 lots (96%)
 - Optional (Mason Lane) 5 of 5 paid (100%)
 - Bath House 124
- CICA
 - Membership
 - Owner 238 of 301 owners (79%)
 - Renters includes 2 renter memberships
 - Shuffle Board 52
 - Boat Storage 93
 - Mooring Set & Pull* 88
 - Mooring Pick up & Return 79
 - Donations/Late fees \$54.94

* includes 2 special mooring fees from Murray

Newsletter – next goes out in January. Deadlines for submission January 15th, target newsletter for January 22.

Nominating – no new chairperson has volunteered. We currently have 3 potential candidates (2 are board members who are up for a 2nd term and 1 new person has volunteered to run in August) Please let Diana know if you are interested in volunteering for this position. (Diana Hawley, Chair)

Pavilion rentals – no report given (Sara Hayes, Chair)

Town watch – no report given (Janet McKenna, Chair)

Tractor – no report given (Mike Burroughs, Chair)

Web Page/Email – no report given (Gordon Hawley/John Reber, Chairs)

Community Member issues –

Road Resurfacing -- Judy Murray is in attendance at the meeting to discuss her concerns about road resurfacing and the potential impact on property values. She inquired about the process of disseminating information to all community members, and specifically asked about some materials she had brought to the Annual Meeting in August.

1. Those materials that were not copyright protected were posted on the CICA website, under the COMMUNITY section, then ROADS.
<http://www.chesapeakeisle.org/community/roads.php>
2. Meeting minutes are posted on the community bulletin boards and the website after they are approved at the board meeting following the month in which they are taken. Minutes taken in November are approved at the December board meeting, and subsequently posted. Minutes from the Annual Meeting are not approved until the following Annual Meeting in August, but have been posted on the website as a DRAFT version.
3. Judy is concerned about that community members were not fully informed about the potential impact on property values that are a result of not paving Chesapeake Isle roads, and she feels that road resurfacing is not a dead issue, and should be presented as an option to community members again in the near future. The vote was so close (only 6 more “no” votes than “yes” votes), that perhaps some property owners would vote differently now. She also cited some statistics from real estate agents about how potential buyers feel about our unpaved roads, and estimating the potential impact on property values.
4. Is there a way, other than the bulletin boards and posting material on the website, that information can be distributed to as many Chesapeake Isle property owners as possible?

Diana reviewed the process that would be required for bringing this or any issue up for a vote by the community-at-large. First, the issue would have to be presented to the board, and if the board feels it is something that would be of interest or benefit to the entire community, it can be presented at the Annual Meeting in August. At that time, community members present would, by show-of-hands vote, decide whether to pursue the project or issue. At that time, money would have to be budgeted or allocated for the information and voting process, which, due to the need to send ballots out by certified mail, will cost upward of \$2000.

We are in the process of developing an email list called “Hot Topics” for those CI property owners who want to receive supplemental materials distributed by the board or other CICA members. Currently we have two email lists; one is for the e-newsletter only and the other for sending important announcements such as event cancellations or updates. Hot Topics would cover other materials, and would only go out to those that request it. We are always careful not to over-email materials on the current lists, as there is a concern that people would remove their email addresses if there is too much “non-critical” mail. If Judy has material she feels would be informative to CI property owners, it could be sent out through “Hot Topics”.

No board members expressed the opinion that it would be appropriate to approach the issue of road paving with the general membership at this time. The vote was only a few months ago, and this time, as in the past, is an issue that can be quite divisive among community members. Many people feel very strongly one way or the other and emotions can run very high. The board could be looked upon as trying to force the issue, which is not its role.

Several board and community members put in a huge amount of time in researching the issue and preparing for the vote. We also spent several thousand dollars on research and dissemination of material. In order to have a vote again, it would be another investment of time and money. The money has not been budgeted for this budget year. The informational materials that were sent out to all property owners earlier this year were double-checked, and the issues presented by Judy had been included in materials sent out to all property owners.

Judy will develop some informational materials for all community members, which can be distributed via HOT TOPICS .

There is a perception that anything that comes from Chesapeake Isle email account is approved by the board, so a disclaimer will be included on any materials sent out that this is not material generated nor sought out by the board.

OLD BUSINESS – Road Maintenance Project Timeline. During the November board meeting it was mentioned that best time to do the millings/resurfacing project will be in the summer due to the heat helping in the milling process. However, that would put us into the next fiscal year, which could have tax implications. The treasurer will follow up with our account. Bill Chase will speak with the two contractors who may do the project to establish a timeline for the work. We also don’t want to have community members inconvenienced any more than necessary. Once plans are clearer, a notice will be put in an upcoming newsletter (probably April) to let community members know what will be happening. We will also have to consider the potential maintenance costs in the 2010-11 budget, even before the initial work is done.

Exterior Pavilion Doors – tabled until next month as Joe Greenfield is absent & will have more info then

Community Owned Property stored at private homes – Diana is still establishing a list, so anyone with such material should inform her.

Boat Ramp – no update given. As far as anyone knows, we are ready to go in March with all permits in place.

Light Post at Harbor – After the light post fell, Diana has had several conversations with Delmarva power representatives. We own the pole and are responsible for maintenance and upkeep. All Delmarva does is supply the power. We only pay for the electric service. To re-mount the pole and get the electric service back on would cost approx \$2000 for Delmarva to replace pole and re-run electric.

An idea was presented for the installation of a solar light (or two, to replace the one still standing). A solar light of the size we would need costs approx. \$1000. There would be no electricity costs. We don't know the cost of replacement bulbs or the life of the bulbs. Bill Chase will research and do a cost comparison.

Man & Woman of the Year – potential nominees were sent around. Voting will be by an actual ballot, with discussion, after the board meeting in January. Please send any new names to Diana for inclusion on the ballot.

Arial photos – we have permission to reprint in case we need it for a duplicate gift. Photos of the Isle are given when the spouse of someone who has received the award lighthouse sketch already.

New Business – Diana received an email from a scientist who had conducted an Owl Banding study at Turkey Point. He apologized for any inconvenience he caused by driving an RV through Chesapeake Isle every day and sent a copy of his report. Anyone wanting a copy of the report can contact Diana.

Hunting – there have been some reports of illegal hunting on one of the larger plots that are part of Chesapeake Isle, the Niemczewski property at the end of Diana Lane. The State Police have been contacted, and Diana will also contact DNR Police.

Harbormaster – the board participated in a discussion about the status of the harbormasters. The major issue to be determined is the feasibility of having the harbormaster(s) act in an administrative way, and not to participate in the actual harbor activities.

Having no further business to discuss, the next meeting is Monday, January 18th at 7:00 p.m. at the pavilion. Please note the change to Monday, to accommodate board member schedules.

Respectfully submitted,

Andrea Gilde for John Trainor, Secretary