

**Chesapeake Isle Civic Association**

***Board Meeting, March 15, 2010***

**Board Members Present:** David Byler, Don Manges, Beth High, Diana Hawley, Andrea Gilde, Bill Tucker, Ed Campbell, Karen Dryden

**Board Members Absent:** Joe Greenfield, Joan Ferrick, James Richardson, John Trainor

**Committee Chairs, Community Members and Guests:** Kathi Lichtenstein, Bill Chase, Bill Dryden, Art Wood, Gail Berkeihiser, and Jean Tucker

*The meeting was called to order at 7:05 p.m. by President Diana Hawley*

**President's Report**

Thank you to Bill Chase for handling the logistics of replacing the light pole and fixture at the harbor, and thanks to the board members who expedited the process for voting on the replacement funds via email. The light pole and fixture was replaced at a cost of \$1468.54.

Diana spoke with Don Smith regarding the plowing disagreement on Mason Lane. We have consulted our attorney on the matter, and Mr. Smith plans to attend the meeting if we have a response from RVJ by that time.

Diana, Andrea Gilde, and Joe Greenfield spoke with Brad Fager (N-15) in regard to his concerns about the CICA/CM budget, staffing issues, and use of CICA/CM equipment. This will be discussed during New Business

Bill & Jean Tucker are moving, so Bill will be leaving his board position early (date to be determined). We will need to replace the remainder of his term (until the election in 2011). Karen Dryden will take over the VP's responsibility of Grass Mowing/Snow Plowing until a replacement is named. Jean Tucker is our membership chairperson & has enlisted Kathi Lichtenstein as her replacement. Jean is also the CI photographer and Ed Campbell has volunteered to take over that position.

**SECRETARY'S REPORT :** February 2010 meeting minutes were approved as written and will be posted at the Beach, Harbor, and website. (Andrea Gilde for John Trainor, Secretary)

**TREASURER'S REPORTS:** The Community Maintenance income and expenses were presented. Income is arriving as expected. Some snow plowing expenses were paid in February, as was the \$540 payment to the outside contractor. Others were not posted until March. A total for winter 2010 snow plowing expenses will be available in March. The light pole was the only unexpected expense during this time period. The February 2010 Community Maintenance Income and Expense Report was approved as written and will be posted at the Beach, Harbor, and website.

The CICA income and expenses for February 2010 were presented. Income is arriving as expected. There were no unusual expenses during this time period. The February 2010 CICA Income and Expense Report was approved as written and will be posted at the Beach, Harbor, and website. (Andrea Gilde, Treasurer)

**ARC:** No activity (Bill Dryden, Committee Chairperson)

**Bulletin Boards** – The January board meeting minutes were not posted due to the snow and inaccessibility. February's minutes will be posted following tonight's meeting (Karen Dryden, Committee Chairperson)

**Clothing** – no report given

**Community Events** – March started out with the Progressive Dinner event on March 6<sup>th</sup>, chaired by Phyllis Doyle. Approximately 50 people attended the event. There were 6 "host" houses (Bill and Pat Day, Tom & Cindy Mistysyn, Jay & Diane Gilfillan, Ed & Dawn Campbell, Don & Babs Manges, and Phyllis & Bob Doyle). Appetizers were hosted by Bill & Karen Dryden, and Desserts were enjoyed at the home of Bob & Sandy Biedermann.

Upcoming events include:

- Mooring pick up and inspection is March 27<sup>th</sup>, and the mooring set is April 10<sup>th</sup>. Coffee will be provided at these functions by Community Events.
- The Easter Egg Hunt is April 3<sup>rd</sup>. Anyone wanting to help should contact Diana Hawley
- Iva Burroughs has again arranged the Annual Dinner at Bentley's, scheduled for April 17<sup>th</sup>. Community Events will hold our "Basket Raffle" again.
- Yard Sale is to be held on April 24<sup>th</sup>. Anyone wanting to be included on the community map should contact Jennifer Greenfield. This event will be advertised.
- Spring Clean up is May 1<sup>st</sup>.
- Next Community Events Meeting is to be held on April 12, 2010. Location is to be determined.

(Babs Manges, Committee chairperson)

**4<sup>th</sup> of July** – no report given (Pat Day, Committee Chairperson)

**Grass mowing & Snow Plowing** – Letters and invoices to empty lot owners will be going out during the month of April. Labels and personalized letters will be mailed. The letters will also contain a statement that CICA may be contacting the lot owners as necessary to trim trees that are interfering with mowing activities. (Karen Dryden, Committee Chairperson)

**Harbor** – To date there are (62) requests for mooring placements.

The Mooring Puller's deck was removed by Bob Biedermann and Bill Day. The new decking has been ordered and will be installed shortly. The motor rack was removed and a heavy duty one has been purchased which is better suited for our four-stroke motor.

Lumber has been ordered for the major repairs to the large float. Bob Biedermann will supervise this undertaking as the weather permits. We are also replacing the broken motor mount on the float.

Work on the Ramp should start in a week or so. If the weather holds us up, we may need to move the mooring set day back a week. (An unknown at this point)

The State is closing the Rogue's Harbor Ramp for a total rehab; The launch area may be closed for up to ten (10) weeks. This closing could subject us to a lot of unauthorized use of our ramp so we will need to be alter to outsiders. Theirs is a much bigger project, and our ramp will be completed before Rogues Harbor. (Bill Dryden, Harbormaster)

**RAMP** – we have all permits in place, and will be meeting with the contractors on Wed. 3/17. Materials are being delivered this week. Work is planned to start on 3/22. (Weather dependant). Sheeting & pilings will go in, to create the coffer dam, then the old ramp will be torn out. Concrete to be poured (tentatively set for 4/4). Engineering specs will be monitored to ensure compliance. Tides will be critical to the timetable. There is a plan in place to mark edges of ramp to make it more visible. We may be ready in time for the scheduled mooring placement day. Price is \$40100 but the concrete price may go up if work is done in April. There may be some added expense for disposal. Diana will send out an email and a sign that ramp will be closed for a period of time will be posted at the harbor entrance, suggested dates of 3/22 thru 4/9. Signage is necessary as there will be some heavy equipment at the harbor and we don't want to risk injury or property damage. If someone drives down to the harbor with a boat trailered, they may not be able to safely turn around. (Art Wood, Project Chairperson)

*\*\* As an addendum to these minutes, it was determined on 4/1/2010 that the concrete will not be able to be poured on 4/4, due to tidal issues. Harbor closure has been extended to 4/19/2010. There is a plan in place to get the moorings in the water on mooring day (4/10/2010), even without the boat ramp.*

**History** – The History has not met as yet in 2010 with complications of weather and personal commitments. We plan to meet this Thursday, March 18<sup>th</sup> at the Pavilion to begin compilation of the presentation for the Annual Spring Dinner.

Our theme this year will be the 50<sup>th</sup> Anniversary of Chesapeake Isle. Plans are that it will be a delightful pictorial travel through time covering the formation of this special community we live in.

Our original mission to organize the past files of the community will be continued after the Dinner in April. (Pat Day, Committee Chairperson)

## Legal

- **MASON LANE:**

Diana Hawley and Bill Dryden met with our attorney on February 25, 2010 to discuss the road maintenance issue at hand.

Mr. Jones's office is reviewing the issue and has not yet gotten back to us.

- **CROWETZ FORECLOSURE:**

We have not been able to obtain the status from the Court Docket. (Bill Dryden for Dave Byler, Committee Chairperson)

**Library** – opening day is April 17<sup>th</sup> (Joan Ferrick, Committee Chairperson)

### **Road Maintenance:**

Community roads were plowed during the early February 2010 snowstorms. The total effort to handle the snow from these two storms by CI volunteers was:

Community Roads      (68.5 hours)

Driveways              (17 hours)

The north end of Mason Lane was opened a few days after the 2<sup>nd</sup> storm departed the area.

The millings pile on the corner of Rolling Ave. & Mowbray Ln. has been shrinking with our efforts at ongoing pothole repair. Some erosion has been occurring in the newly paved area on the corner of Darrel & Rolling. This area was a big problem area before, and the paving was intended, in part, to solve this issue. The area on the shoulder needs to be built up in order to prevent water from getting under the road surface. (Bill Chase, Committee Chairperson)

### **General Maintenance:**

The fallen light pole at the harbor was replaced and a new light installed, and is now functional. No cost overrun was associated with this project. (\$1468) Discarded materials from old light pole will be disposed of.

The rod that indicates when the bucket on the tractor is level has been straightened and needs to be reinstalled. The rod had an inadvertent contact with a tree.

A fallen tree was removed from the corner of Bennett Ave. & Rolling Ave. We re-aligned the damaged siding over the garage door on the maintenance shed. (Bill Chase, Committee Chairperson)

## Membership – Recap:

- 2008 – One property owner (Crowetz) has not paid their required 2008 (nor 2009) maintenance fees, in foreclosure per Bill Dryden.
- 2009 Eight owners (11 lots) have not paid any maintenance fee and 3 owners only made partial payment.
- 2010 – Invoices and forms were sent to all property owners including Mason exempt and renters the beginning of January. Ninety-nine second requests were sent March 1
  - \$10 added to Glacken invoice for mooring not removed from harbor by December 1 (mooring was delivered by CICA)
  - 2008/2009 past due maintenance fees plus 6% interest added to all delinquent invoices

## 2010 Responses to Date

- CI Community
  - Maintenance
    - Required 238 full (73%)
    - Optional (Mason Lane) 4 of 5 paid (80%)
  - Bath House 98
- CICA
  - Membership
    - Owner 194 of 302 owners (64%)
    - Renters includes 0 renter memberships
  - Shuffle Board 34
  - Boat Storage 78
  - Mooring Set & Pull 66
  - Mooring Pick up & Return 59
  - Donations/Late fees \$198.17 includes \$125.00 special mooring fee from Murray

Jean will be transitioning Membership Chair to Kathi Lichtenstein in the near future. (Jean Tucker, Committee Chairperson)

**Photographer** -- When Jean leaves, we will also need to replace CICA photographer. Ed Campbell has volunteered to take over. Event chairs will be responsible for contacting Ed if they would like photos of their event. If Ed can't attend, the event chair will need to make arrangements for someone attending the event to take pictures, which can then be forwarded on to Ed for inclusion in the annual album.

**Newsletter** – will go out in April, after the annual dinner to include M/w OF THE YEAR. Deadline for copy will be April 10<sup>th</sup>. (John Trainor, Committee Chairperson)

**Nominating** – continuing to seek candidates. Please send recommendations to Bill Tucker. (Bill Tucker, Committee Chairperson)

**Pavilion Rental** – no report given (Sara Hayes, Committee Chairperson)

**Town Watch** – schedule was sent out beginning first weekend in April (Janet McKenna, Committee Chairperson)

Web Page/Email – treasurer’s reports are now included on website (Gordon Hawley, Committee chairperson)

### **OLD BUSINESS**

**Road Maintenance** –A timeline for the Road Maintenance project needs to be developed. We need to re-define the scope of what we want done to our roads, and get estimates from the contractors we worked with last year. We also need to determine when the best time of year will be for this project, and determine what would define a “maintenance visit” and how we would budget for them. Roads committee will have some information for the next meeting.

**Exterior Pavilion Doors** – no report given.

**50<sup>th</sup> Anniversary Celebration/Banner** – Diana has done some research and will purchase the banner. The saying will be something simple like “Chesapeake Isle – 1960 to 2010”. The cost will be under \$50. We are planning to have a celebration after the Annual Meeting in August. All property owners will be invited. We will create a budget item for next year’s budget for any expenses associated with this event.

### **NEW BUSINESS**

**School Bus Shelter** – Our school bus shelter has occupied space at the corner of Hill’s property for many years. Mr. Hill would like the shelter to be removed from his property as there has been an ongoing problem with debris and maintenance materials being discarded in the yard, as if it were community property. There is no school bus shelter anywhere else in the community and we don’t really need to have one there.

We can keep the structure, put doors on it, and use it for a storage shed, location to be determined. We won’t make plans to move it until the ground dries out to minimize damage to the shed and the property beneath it.

A motion was made to move the shelter on the condition that we wait until the ground dries out. The motion was seconded and unanimously approved.

*\*\*As an addendum to these minutes, Diana Hawley spoke with Mr. Hill, who agreed to wait until the ground dries out for the shed to be removed.*

**Incident Report & Protocol for Handling Complaints** – During recent snow events in the community, two board members reported inappropriate methods of contacting board members to express complaints about snow management in the community. In one case, an angry property owner came unannounced to the home of a board member, yelling and making demands. In another, multiple phone calls were recorded on Caller ID within a short time period, with no message left. In a 3<sup>rd</sup> instance, an email sent to a board member had a threatening tone to it. Reports/copies of all these

incidents have been delivered to our attorney for his records. We will not pursue any action at this time.

All community members have a right to express dissatisfaction, but cannot do so in a harassing or threatening way. We are all community members and neighbors and have a right to be treated, and an obligation to treat other community members, with courtesy and respect. All board members should explain to those expressing complaints that the preferred method is to attend a board meeting so the matter can be discussed. There is a time period in the meeting reserved for such issues. If they cannot or won't attend the meeting, they can explain their issue to a board member, either verbally or in writing, to be discussed at a meeting. Whether complaints are expressed in person, email, on paper, or by phone, no board member can represent the opinion of the entire group and will not attempt to solve these issues individually. If a person continues the harassing/threatening behavior, the board member will no longer respond, and will call the police if necessary.

**Property Owner Issue** –Diana, Andrea & Joe spoke with Brad Fager, who has had concerns with the Community Maintenance/CICA budget separation and by-laws for a number of years. He has attended meetings in the past but doesn't feel that his concerns were communicated effectively, so he requested to meet with a smaller group. He raised issues of income distribution, access to community property, and voting. Diana summarized his concerns and there was some discussion as to the validity of the arguments. A possibility was raised as to re-organizing some of the budget categories, and reviewing of the by-laws for some changes in the future.

**2010-2011 Budget Planning** –Budget worksheets were distributed to committee chairs by the Treasurer, for planning for the 2010-2011 budget year.

Don't forget about the CICA Annual Dinner to be held at Bentley's on 4/17.

***Next meeting date is Monday, April 19<sup>th</sup> , at 7:00 p.m. at the pavilion.***

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Andrea Gilde for John Trainor, Secretary