

Board Meeting of August 16, 2010

The meeting was called to order at 7:00 PM.

Board members present: Diana Hawley, Joe Greenfield, Andrea Gilde, John Trainor, Joan Ferrick, Dave Byler, Don Manges, Pat Day, Karen Dryden and James Richardson.

Board members absent: Ed Campbell and Troy Gunden.

Committee members and guests: Bill Dryden, Brian Clare, Bill Chase, Cynthia Chase, Kathi Lichtenstein.

President's Report - Meeting was called to order by the President, Diana Hawley, who made the following report:

- Welcome everyone.
- Thanks to all for responding to Paula Brainard's email re: pet request. Signs at beach (no dogs). Dogs permitted at the harbor area on leashes only.
- Roads stuff – Await one more estimate. Will discuss under old business
- Had correspondence with Mats Sanden re: length of grass and fence repair. He will get back to me with info on the fence.
- Ramp work is completed. Thanks to Bill and Art and everyone else who helped.
- New picnic tables: Big thanks to Joe and Jenn Greenfield and all other helpers: Gordon Hawley, Kevin Slezak, Vicki Garvey, Kathi Lichtenstein, Dave and Amber Berkeihiser, John Reber, Janet McKenna) . Finished ones under the pavilion. Others will be scheduled for another day, possibly clean-up day. Also will plan to do sealant (on clean-up day?).
- E-mail went out requesting questions. Thanks to Troy for drafting. We have received some questions. Will discuss under old business.

Secretary's Report – John Trainor presented.

- The minutes from the July, 2010 BOD meeting were approved as written, once the changes from Diana Hawley and Pat Day are incorporated into the draft.
- These changes will be made by the Secretary and the final revision will be posted on the bulletin board & website.

Treasurer's Report – Update provided by Andrea Gilde.

Reviewed Community Maintenance Report with the following notables:

- The capital improvements line item will be changed to "tractor fund." This will be split 50/50 with CICA.
- The printing and mailing expense was for the July 2010 Newsletter.
- The income reported was for the collection of overdue 2010 maintenance fees.

Review CICA Report with the following notables:

- The capital improvements line item will be changed to "tractor fund." This will be split 50/50 with CICA.
- The expense under pavilion was for bathroom repairs.
- Tax payment was for unemployment tax.
- Question was asked regarding what income is taxable. Only income which is not spent in the fiscal year is taxed. This unspent income is taxed when it goes into a reserve account. The interest from these reserve accounts is also taxable.
- The 4th of July expense was for the 2010 event.
- The primary income in July was from the 4th of July event.

- Finally, the reserve account for the boat ramp will show a zero balance in August. All the money will have been spent at that time.

Both the community maintenance and the CICA treasurer's reports were approved as reviewed with corrections noted.

Committee Reports

Architectural Review - Bill Dryden, Chairperson

- Nothing new to report.

Beach - Joe and Jennifer Greenfield, Beach Chairperson(s)

- The picnic table upgrade is in progress with multiple tables being resurfaced. The ones under the pavilion have been completed. Outside tables will be done at a later time.

Bulletin Boards – Karen Dryden, Chairperson

- Paid members report will be posted on the bulletin boards before the annual meeting.

CICA Clothing – Still in search of a Chairperson (s)

- Nothing new to report.

Community Events (CE) – Babs Manges, Chairperson

- Nothing new to report.

4th of July – Bill and Pat Day, Chairpersons

- Nothing new to report.

Snow Plowing and Grass Mowing – Bill Chase reporting

- One (1) empty lot and one (1) house lot were cut due to excessive grass length. Owners will be billed.
- A foreclosure property, which was sold, still needs mowed and the junk removed from the lot. The new owners will be contacted regarding these two issues.
- A lot where the property is in bankruptcy needs mowed.

Harbor – Bill Dryden, Harbor Master.

- The Ramp Extension is complete and the ramp is open for business. Thanks to Art Wood for keeping this project moving. Bob Biedermann and crew have completed the dock alterations required because of the extension.
- The ramp has received heavy use this weekend and no problems have been observed.
- The Harbor Master is encouraging boaters with Hobie Cats, Sunfish, Wave Runners and small boats to consider using the area left of the Sycamore Tree, especially when the ramp is busy.
- The harbor master did receive an e-mail from an unhappy resident regarding the boat ramp. This resident uses a bunk type trailer, which is difficult to launch or retrieve in a low tide condition. Bill will respond to the resident via e-mail.
- A question was raised about removing the retaining walls. The question was answered by stating that the retaining walls serve a twofold purpose. First, the walls stop potential undermining of the ramp and secondly there is the added safety benefit of keeping trailers from going off the side.

- Finally, a question was raised regarding the drop off at the end of the ramp. This situation will be monitored over time. If the drop off increases, a solution will be determined at that time. For now, the drop off is acceptable.

History – Pat Day, Chairperson

- Nothing new to report.
- 50th Anniversary collage will be displayed at the annual meeting, weather permitting.

Legal – David Byler, Chairperson. The following report was submitted by Bill Dryden.

- The legal committee is awaiting an update from our attorney on two properties in foreclosure sales.
- In addition the legal committee is waiting for the name and phone number of the Trustee in regards to the property in bankruptcy.
- Regarding the Vicari boats, Diana still cannot make contact with the owners. One boat has been moved, but the second still remains in the CI right of way. The July 22nd deadline has come and gone. The legal committee will contact RVJ to discuss options moving forward.

Library – Joan Ferrick, Chairperson

- The library is open and doing fine.
- Old books are still being weeded out.

Mowing and Maintenance – Bill Chase, Chairperson

- Road Maintenance:
 1. After the recent heavy rains, Bill Chase reported that CI resident, Ray Holdren had stone and millings washed into his yard (approximately 30 feet into his property).
 2. This has been a repeated occurrence on Mr. Holdren’s property after heavy rains.
 3. Mr. Holdren discussed this issue with Bill Chase and is requesting a solution from the BOD.
 4. Multiple ideas were discussed. In the end it was decided that Diana would contact a civil engineer to discuss the road erosion at this particular location on Bennett Ave.
 5. Diana will review findings with BOD.
- General maintenance:
 1. Nothing to report.
- Mowing:
 1. One (1) empty lot and one (1) house lot were cut due to excessive grass length. Owners will be billed.

Membership – Kathi Lichtenstein, Chairperson.

2010 Responses to Date

- CI Community
 - Maintenance
 - Required 302 full (93%)
 - Optional (Mason Lane) 3 of 5 paid (60%)
 - Bath House 119
- CICA
 - Membership
 - Owner 228 of 302 owners (75%)
 - Renters includes 1 renter memberships
 - Shuffle Board 47
 - Boat Storage 88
 - Mooring Set & Pull 78
 - Mooring Pick up & Return 70
 - Donations/Late fees 600.69 includes \$125.00 special mooring fee from Murray

Newsletter - John Trainor, Secretary

- Nothing new to report on the Newsletter, except that an update to the paid members report was distributed electronically via e-mail.
- Committee chairs were again reminded to send electronic reports, prior to the Annual meeting in August.

BOD Nominating Committee

- Biographies of nominees were in the July Newsletter.
- Nominees remain Diana Hawley, Andrea Gilde, Karen Dryden and John Reber.
- The Secretary will introduce the candidates at the Annual Meeting.

Pavilion Rental – Sara Hayes, Chairperson

- Nothing new to report.

Roads –

- Refer to Mowing and Maintenance report above.
- An additional update will be provided during the old business section of the meeting.

Town Watch – Janet McKenna, Chairperson. Report provided by Diana Hawley.

- Janet McKenna is looking to resign from being the chair at the end of this calendar year.
- Therefore, a committee chair will be needed shortly.

Tractor

- The tractor is still having trouble starting (intermittently). One potential diagnosis is the neutral switch going bad in the transmission.

CICA Web Page and E-Mail – Diana Hawley

- Nothing new to report.

Community Member Questions and Answer Session

- Non Domestic Animals:
 1. A chicken has been reported in a pen on a CI property.
 2. This is a violation of the bylaws. Diana will draft a letter and notify the property owner that they are in violation and need to remove the chicken.
- Milling in CI residents yard – This was addressed under road maintenance.
- Tax appropriations (discussion between Brian Clare and BOD):
 1. The maintenance budget is greater than the CICA budget.
 2. Therefore, Brian Clare reasoned that splitting the taxes 50/50 doesn't make sense.
 3. CICA seems to be bearing the burden of increased taxes.
 4. Brian Clare recommended leaving the CICA membership @ \$10.00 per family instead of the proposed \$15.00 for 2010/2011.
 5. After a review of the proposed CICA budget, it was noticed that the income from boat storage was underestimated. Therefore, the BOD agreed to keep the CICA dues at \$10.00 per family.
 6. No line items in the proposed CICA budget would be changed. Keeping the dues at \$10.00 would strictly be based on this underestimation of income.

Review of Old Business

Concern about the Vicari's boats:

1. Diana has received no response to the multiple letters.
2. Diana also tried phone contact via various numbers. No response.
3. The Vicari's were given a July 22nd deadline to move the boats. One has been moved, but a second remains in the right of way.
4. Since the deadline has been passed, the legal committee will consult RVJ for a path forward.

FAQs for Annual Meeting:

1. Primary FAQ received via e-mail were regarding the boat ramp, road maintenance and road paving (i.e. Can a new vote be taken?).
2. Some other general items were received (i.e. Dog leashes).

50th Anniversary of Chesapeake Isle:

1. Pig roast will be provided, but it will be BYOB and potluck (attendees bring a side appetizer or dessert). Beef franks will also be provided and cooked on the grill.
2. The pig will begin cooking at 4:00 AM on Sunday morning.
3. The celebration starts at 5:00 PM following the annual meeting.

Committee Reports for the Annual Meeting:

1. Diana has received no requests to date to present oral reports at the annual meeting. After this statement, several committee chairs did request the opportunity to give oral reports (beach, library and history).
2. To date only two written reports have been provided to the secretary. Committee's were urged to get their written reports submitted before the annual meeting.

Road Maintenance Project:

1. Two (2) proposals have been received to date (S&M and T&A).
2. Nothing yet from either Dix Hollow or Reynolds.
3. Meadows has opted to not bid the project.
4. The road maintenance committee will meet and bring a report back to the BOD after all bids have been received.
5. In general, spending close to \$70,000 on a temporary repair (i.e. Grading and millings) does not seem like a fiscally responsible move. One proposition is to roll the cost of paving into the annual maintenance budget as a maintenance item, not a capital expense. Basically, paving would be a maintenance necessity, not a proposed upgrade. This issue will be address by next year's BOD.

Permit to Place Stone at the Beach to Stop Beach Erosion:

1. Joe Greenfield has this as an action item. No update at this point. TBD.

New Business

Bug Spraying:

1. Two (2) bug spray applications occurred in June, 2010.

Using Community E-mail Addresses for Personal Use:

1. Please do not use community e-mail addresses for personal use.
2. When mass community mailings occur, the secretary will be careful to use BCC.

Annual Meeting Logistics:

1. Two (2) agendas will be provided (CICA and Community Maintenance).
2. Drafts will be sent out for comments.
3. Brian Clare will setup the sound system.
4. Flag will be up for the pledge of allegiance.
5. Unclear whether to say grace before the meal or have a moment of silence. Any prayer offered needs to be general in nature.
6. Chairs and tent need to be setup. Bill Day will be in charge of this activity and Bill Dryden will pick up the chairs.
7. Committee sign up sheets need to be provided. Andrea Gilde will handle.
8. Beef dogs, rolls, ketchup and mustard will be purchased.
9. Water, lemonade and soda will be provided by CICA. No beer will be provided, but BYOB is allowed.
10. Andrea and Gary will bring the grill for the hot dogs.
11. Membership sign in table needs to be staffed. Three (3) lists need to be maintained: community maintenance; CICA; and BOD ballots. Name and whether they are a CICA member needs to be noted.
12. Copies of the proposed 2010/2011 community maintenance and CICA budget need to be provided.
13. Copies of last year's annual meeting minutes (CICA and community maintenance) need to be on hand (5 copies).
14. 50th anniversary collage needs to be displayed (weather permitting).

The meeting was adjourned at 9:53 PM.

Next meeting will be **tentatively** Monday, September 20 at 7:00 PM at the pavilion. This is tentative, because the actual meeting date will be decided by next year's BOD following the annual meeting.

Respectfully submitted,

John J Trainor, Secretary