

# **CICA Board Meeting**

**July 18, 2011**

**CICA Board Meeting Board Members Present:** Diana Hawley, Don Manges, Andrea Gilde, Pat Day, Joan Ferrick, J. Reber, Joe Greenfield and Jim Richardson.

**Board Members Absent:** Ed Campbell, Karen Dryden, Troy Gunden and John Trainor.

**Community Members and Guests Present:** Sonny Hayes, Brad Fager, Paul Pudlinski, Brian Clare, John Murch and Kathi Lichtenstein.

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

**Secretary's Report:** Pat Day

- Minutes were approved.

**Treasurer's Report:** Andrea Gilde

- Read and Approved

**President's Report:**

- Don Manges, Bill Dryden (Legal Committee Chairperson), and I met with our attorney on June 28 in follow-up to our new business item last meeting. I will report under the Legal committee report.
- A big thanks to Bill and Pat Day for pulling together another fantastic July 4th celebration and to the many community members who assisted. It was a wonderful day and a true team effort.
- Thanks to Pat Day and Andrea Gilde for working to finalize the newsletter.

**Committee Reports:**

**Architectural: Bill Dryden**

- No activity since the last Board Meeting.

**Beach: Joe & Jennifer Greenfield**

- It was another memorable July 4<sup>th</sup> celebration at the beach! I think we set an attendance record for the cardboard boat race - great to see so many people enjoying the day!
- Sticker designed by Kathi Lichtenstein for non-members parking in Beach lot.
- A few quick notes:

- We continue to find broken glass bottles in and around the fire pit.
- If you use the fire pit – please completely put out the fire when you’re done for the evening. We’ve received reports of open flames still existing the morning after a party.
- Please be advised that there is not a lifeguard on duty at the beach. If you elect to leave your children unattended at the beach, remember it is a “swim at your own risk” area.
- Another friendly reminder – pets are not allowed at the beach area or on the swim platforms. The harbor area is available for your pet’s enjoyment!
- Sand delivered
- Lock jimmied in kitchen door. Please be aware of who those who have keys and who you give them to.
- Joe will continue to manage the Pavilion keys.
- There are new doors on the hose; Joe has not been notified of this work.

#### **Bulletin Board Report: Karen Dryden**

- Nothing new to report.

#### **Community Events: Babs Manges**

- Community Events did not meet this month. Our next meeting will be on August 8, 2011 at the Pavilion.
- We held our theme social on June 24 at the Pavilion. Many thanks go out to Dawn Campbell for putting this together. It was a great success. Our theme this year was the 50's Sock Hop.
- The Ice Cream and Bingo social was held July 15. There were around 60 people who attended. Thanks go to Sue Clare for putting this together.
- Coming up on July 29 is another summer social. In August, watch for another Ice Cream Social and Summer Social at the Pavilion. September will be busy for Chesapeake Isle. On September 3<sup>rd</sup> is our first Pancake Breakfast. If anyone has a grill we could borrow, please give me a call, Babs Manges at 410-287-7323. September 10<sup>th</sup> is our Annual Yard Sale. If you plan to participate and want your house on the map, please call Jennifer Greenfield or Kathi Lichtenstein. Oktoberfest is our last summer social and will be held at the Pavilion on September 24<sup>th</sup>.

#### **Clothing:**

- We sold some left overs at the 4<sup>th</sup> of July. Bud Godby donated samples that Mihaela had done which we will sell at future events.

#### **Fourth of July: Pat & Bill Day**

A large crowd this year topping most surely tops that of the past two years since we co-chaired the event. We sold out of hotdogs at 288!! Everyone seemed to enjoy all the events we had including the start-off patriotic parade; our local crafters; cardboard boat races; waffle ice cream sandwiches, fruit and ice cream and snow cones; silent auction; children's games; swimming; eating; peanuts; 50-50 raffle; golf chipping; horseshoes; tug-o-war and last but not least the Blue Plate Special.

The numbers are not all in yet, but I am sure we cleared over \$1100 that will go back into the community for additions, maintenance and up-grades.

Our sincere appreciation goes to each and every person who helped by volunteering to make this a very special neighbor family picnic. You will see their names, events and the names of the merchants who volunteered gift certificates in the July Newsletter.

### **General Maintenance & Erosion: Sonny Hayes**

- Checked out erosion with to locate where there are problems. They discovered some that were so overgrown that their existence were not know. Waiting to hear if further work should be done
- Beach –Don Manges reported that Edward Howell came out and took pictures of the erosion at the beach and harbor. He awaits follow-up.

### **Grass Mowing – Karen Dryden**

- No changes since the last meeting.

### **Harbor: Bill Dryden**

The summer is in full swing and use of our Harbor is picking up.

It might be a good time to review some of our few rules in the Harbor.

1. No fishing or crabbing on the dock next to the ramp.
2. Boats should be tied up at the dock to allow for loading and unloading only.
3. Trailer parking is not permitted on the left side of the Harbor Road. (exclusive the Hobbies Cats)
4. The 6 mile speed limit in the Harbor includes wave runners.

Please have a "Safe" and fun summer.

### **History Committee - Pat Day**

- . Nothing to report at this time

### **Legal Report: Bill Dryden**

- The final notices prior to advising our Attorney to begin collection action for those owners that are two years post due were sent out.

They are as follows:

- Two years overdue: Six
- Three years overdue: Two
- To date – One has paid in full.
- The lot is scheduled for foreclosure on July 21, 2011. I have written the Attorney handling the foreclosure and attempting to retrieve some of the overdue money.
- Look into getting posted No Trespassing from the county for legal reasons. Ask Bill Dryden/Newkirk for this contact.
- Diana Hawley reported that she, Don Manges and Bill Dryden met with Robert Jones, CICA attorney, to verify that the budget was structured correctly and that we are functioning in a proper manner. According to legal counsel, (1) our budget is organized correctly; (2) CICA is the governing body and we are operating in accordance with the February 2000 RMA and July 2005 Judgment, and (3) in reference to changing the by-laws to have non-members vote for Board and run for Board, we can't do that. MD Corporate Law states that you have to be a member to vote. Otherwise it would be deluding the voting power of members and undermining membership. We can't change the MD law. CICA is a voluntary membership organization (court-ruled), and only members can vote for officers and directors. In addition, according to individual deeds and chain of title, we must remain a voluntary organization with certain member rights. Lot owners are required to pay maintenance fees.
- Now that we have consulted our attorney regarding this matter, people who disagree can hire their own legal counsel if they would like to challenge it. We have been advised by our attorney that we are operating in a proper manner.

**Library: Joan Ferrick**

- Kudos for help in putting books away.

**Maintenance: Sonny Hayes**

- Some maintenance is being performed on split rail fences throughout the community.
- The Chesapeake Isle sign at the entrance of the community had been knocked down over the weekend before July 4<sup>th</sup>. Sonny was able to put it back in its proper place.
- The speed limit sign that was missing on Turkey Point Road after entering the community has been replaced by the State Highway Administration.

**Membership: Kathi Lichtenstein**

- Six people that owe more than two years. Letters sent out for legal action.

- 10 for just this year

**Newsletter: Pat Day**

- The July Newsletter was mailed and distributed to emails and tubes in the last week.

**Nominating Committee:**

- Candidates' vitae included in Newsletter and rules explaining the election also included.

**Pavilion: Sonny & Sara Hayes**

7/15	7/23	7/24	7/2	7/30	8/5
8/13	8/26	8/28	9/10	9/24	10/15
10/29	12/17				

**Roads Research: John Murray**

- Brian Morgan and KCI have completed their review of the CCI Drainage Infrastructure. A complete narrative and illustration is attached. In brief, the basic infrastructure designed when the community was built is intact and in many places functioning quite well. What is needed is a systematic maintenance and improvement to drainage ways, culverts and pipes to handle the runoff and greatly reduce or eliminate wash outs, pot holes, silt filled pipes, swales and lawns. This work must be accomplished immediately regardless of what surface treatment is determined in the future.
- As a result of our findings, the Road Improvement Committee has developed the following Goal, Objectives and Action Steps to be implemented over the next several years.
- **Goal**
  - To make sustainable improvements to community roads, and to maintain quality roads at a cost suitable to property owners.
- **Objectives**
  1. The KCI plan has identified approximately 18 drainage collection points throughout the entire community. These need to be prioritized and addressed.
  2. The Road Improvement Committee needs to continue as a standing committee of the Board. The roads have been a long term problem for the community, their improvement and maintenance is long term and continuous.
  3. Close communication and coordination between the Road Improvement Committee and the Road Maintenance Task Force needs to be established. Every dollar spent on roads must be done in congruous with the long term goal of this committee.
- **Action Steps**

1. A. Prioritize the 18 +/- drainage areas into Level 1, 2, 3. Level 1 being the most critical.  
B. Prepare a detailed cost estimate and bid document for all three levels. Make recommendations to the Board for inclusion in the annual budget or budgets. We request that \$30,000 be allocated from the current budget.  
C. Based on the budget allocation put out to bid Level 1; Level 1&2; or Level 1, 2 &3
  1. Review bids and award the work.
  2. Conduct community meetings to explain the work to be done. Open to everyone; Invite those property owners directly affected.
  3. Supervise the work to completion.
2. Upon completion of the work, monitor the results to determine what if any modifications or improvements need to be addressed on those drainage ways completed.
3. Begin the process again if all three levels are not addressed at one time.

**Town Watch:**

- No chairperson as yet.

**Tractor: Mike Burroughs**

- Transmission has failed. The Shift level was shirred off. Repairs have been made. A flat tire was repaired too.
- In the future we must make it mandatory that drivers be trained in order to drive.

**Web Page: Gordon Hawley**

- Nothing new to report.

**Community Member Issues:**

- None

**Old Business:**

- Harbormaster vacancy – Ad put into Newsletter requesting a new Harbormaster. No response yet.

**New Business:**

- Bennett Avenue road maintenance – Propose the John Murray, Brian Clare, Brian Morgan, and Don Manges identify a solution as part of No. 1 under the Action Plan and assemble a bid package to be sent to contractors and then present to the Board for approval

- Committee reports for Annual Meeting will be due prior to August 28<sup>th</sup> to the Secretary for inclusion in the Minutes.
- Minutes not submitted from last Annual Meeting for web site - Pat Day to follow up.

**Any other remarks:** None at this time

The next meeting will be on August 15, 2011 at 7:00 p.m. at the pavilion

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Pat Day  
CICA Secretary