

CICA Board of Directors' Meeting  
November 16, 2011  
7:00 p.m.

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**Board members present:** Ed Campbell, Karen Dryden, Andrea Gilde, Troy Gunden, Diana Hawley, Don Manges, John Murch, John Reber

**Board members absent:** Jim Carter, Joan Ferrick, Joe Greenfield, James Richardson

**Community members/guests present:** Bill Dryden, Kathi Lichtenstein, Paul Pudlinski

The meeting was called to order at 7:00 p.m. by President John Reber.

**President's Report (John Reber)**

John met with a couple of homeowners to discuss their concerns. Action items will be discussed in the "Committee Reports" section.

**Secretary's Report (Diana Hawley)**

- The timeline and procedure for disseminating and approving Board minutes (as voted on during the last Board meeting) was implemented. The draft minutes from the October 19, 2011, Board meeting were therefore e-mailed to all Board members on October 24 for review and approval (with a deadline of 10/27/11). The minutes were approved (10 yeas; two non-votes that counted as yeas) with the following changes incorporated:
  - Correct spelling of "Frazier" (under President's Report)
  - Text under Road Maintenance (4th paragraph, second line) should read "...clogged pipe *that* goes..."A copy of the final minutes was posted on the Web site on 10/27/11 and on the bulletin board on 10/28/11.
- At the Annual Meeting, members were given the opportunity to sign-up for various committees. I e-mailed these names to respective committee chairs and encouraged each chairperson to contact the volunteers.

**Treasurer's Report (Andrea Gilde)**

- Andrea presented and reviewed the October CICA Monthly Treasurer's Report.

(There was a question regarding trash collection; it was stopped at the end of October.)

Andrea presented and reviewed the October Community Maintenance Monthly Treasurer's Report. She highlighted that there was again a lot of transfer activity because income is not received until after the new calendar year. We must also have a minimum of \$2500 in the Roads account.

(There was a question regarding the check to KCI. It was part of the \$2000 that was allocated for the drainage study. There was another question regarding Road Maintenance. We expect to spend more in Road Maintenance once the money comes in.)

A motion was made and seconded to approve the Treasurer's Reports. All in favor.

- Andrea explained that she paid estimated taxes for FY2010-2011. After the new accountant (Tom Jones) verified that we have been overpaying, he submitted the appropriate paperwork to recoup these funds. We received \$1,305 from the State; we should receive an additional \$2,000 from Federal Government in the next few weeks. Mr. Jones has finished an additional two years of amended tax returns. We will send these once they have the original tax return on file (they stated that they had not received the return from the 2009-2010 fiscal year from Cheryl Hite, so Andrea resent with a letter stating this information.)

- Andrea has finished preparing invoices; she will assist Membership so that they can be sent by the end of November. Karen Dryden volunteered to help.

## Committee Reports

- Architectural Review (Bill Dryden)

ARC issued the following approval since the last Board Meeting:

- Kevin Meisner/Nicole McCleaf (63 Rollins Road, Lot: 7-M): Construction of a 30' x 30' attached garage with a master bedroom suite on the second floor. The ten foot high garage doors will be installed to accommodate his putting his boat inside for winter maintenance. He has been reminded that a business can not be conducted on his property without first obtaining Board approval. He will not be black-topping his drive at this time, but will in the future. Bill advised Kevin that he will need ARC approval to do so and the road end of his drive will need to be cut down to match the front swale or a pipe installed.
- Kevin had asked Bill about the payment of the pipe (if the pipe is on community property, does the homeowner pay?). The Board agreed that new construction requires that the homeowner is responsible for payment of the pipe, as outlined in the new requirements.

- Beach (Joe and Jennifer Greenfield)

The beach is closed for the season—the pavilion and bath houses are winterized, and winter locks are now in place. The swim floats and buoys are out of the water and properly stored for the season. The Greenfields found a source to replace the broken screw pile for the front swim float; it is estimated at < \$200 including shipping as the worst case scenario, and they may still find one cheaper. The committee also needs to work on options to remove the remaining piece of the broken screw pile next season; we can discuss the path forward at the next Board meeting. Thanks to everyone who came out to help with the controlled burn. The beach looks great to close out the season.

Permission was previously granted to install shelving units in the pavilion storage closet. There will be an update on the status for the next BOD meeting.

As always, if you have any suggestions on how to make the beach better for the community (and want to be part of the solution), please contact Joe or Jennifer at x2904... See everyone at spring clean-up!

- Bulletin Boards (Karen Dryden)

No report.

- CICA Clothing

Diana sent the CICA logo to the company and can be used as a graphic when designing your CICA merchandise. She will send an e-mail before the holidays reminding Community Members about the merchandise.

- Community Events (Pat Day/Babs Manges)

The Community Events Committee met on 11/14/11 at the home of Pat Day with Pat and Babs Manges sharing the responsibility of co-chairing the committee. This was the kick-off meeting for the 2011-2012 Events Year. It was well attended by Babs Manges, Karen Dryden, Phyllis Doyle, Janice Newkirk, Iva Burroughs, Diana Hawley, Sandy Biedermann, and Pat Day.

The committee will be expanding the invitation list to new members of the community for the monthly meetings, which will be held in different homes each month. This is definitely not to exclude people who have volunteered their time and efforts in the past.

They also developed a Sub-Committee Chairperson List for the activities planned for the 2011-2012 year. They are Summer Socials, Janice Newkirk; Children's Activities, Diana Hawley and Jennifer Greenfield; Community Clean Ups & Moorings, Karen Dryden; and Social Events and Interests Groups have individual chairpersons. The responsibilities will be to assure that someone is handling the event and to offer assistance if necessary.

The committee is very interested in new ideas for events. With this in mind, Diana Hawley offered a suggestion of having a 1K, 5K, etc. fun run here at the Isle with entrance fees to go into the Community coffers. Post-event food could be offered as well. If there are others in the community who would support this event, please contact Gordon Hawley.

Again, the committee enthusiastically invites everyone who is interested in Community Events to attend our meetings held on the second Monday of the month in various homes. Notices will be sent out prior to the meetings.

- Fourth of July (Pat Day)

No report.

- General Maintenance/Erosion (Sonny Hayes)

There are no issues being worked on at this time. If anyone is aware of items needing attention, please contact Sonny Hayes.

There was a question regarding the road surface; it appears that dirt was placed on the road instead of millings. It is believed that it is really the road material that was removed from the Scott property.

- Grass mowing/Snow plowing (Karen Dryden)

No report.

- Harbor (Bill Dryden)

Bill reported that there was a great turn-out on the final mooring pull and delivery day. All docks are in and the Harbor is ready for winter. A special thanks to Pat Day and Karen Dryden for their work to feed the volunteers.

As weather permits, the required repairs will be made to the docks so that they are ready for the 2012 season.

- History (Pat Day)

No report.

- Legal (Bill Dryden)

There will be a pre-trial on the Mason Lane case on November 18, 2011, at which time the date for the Court Hearing should be established. Prior to this pre-trial, our attorney will be filing a Motion For Summary Judgment in which he is asking the Court to rule that the rightful owner of the Northern part of Mason Lane is the Plaintiffs and not CICA.

The court date for hearing this case will probably be in early 2012.

There is no reason for any Board Member to attend the pre-trial meeting on November 18.

- Library (Joan Ferrick)

The library is closed as of October 29.

- Membership (Kathi Lichtenstein)

There are three new residents (Stobbs on Rollins Road, the Peirsons on Cliffview Drive, and Harry Collins on Arden Road; Kathi visited each of them and has received emergency information for the Stobbs.

Invoices for 2012 will be sent out by the end of November. We will make sure that we include the boat forms (they mistakenly were omitted last year).

Diana requested that Kathi forward her contact information for new residents for the newsletter.

- Newsletter (Diana Hawley)

The October 2011 newsletter was posted on the web site and sent via e-mail, tube drop, and regular mail on October 25 and October 26. Thanks to Andrea Gilde for her proofreading/editing skills and help with finalizing; and to Karen Dryden and Susan Clare for preparing hard copies for delivery and assisting with the tube drop. Newsletter submissions for the January newsletter are due to Diana by January 1, 2012.

- Nominating

No report.

- Pavilion Rentals (Sonny Hayes)

The pavilion is currently committed on the following date in 2011: 12/17 (for the community Christmas Caroling).

- Road Maintenance (Sonny Hayes)

The main project since October was the opening of the old drain pipe at the intersection of Bennett and Rolling Avenues. We also had a contractor install a catch basin on the uphill side of this drain pipe. The total cost was \$1700. Also, Sonny and three teenagers cleaned the road millings out of the Scott's yard at the north end of Rolling Ave. The project took 3 hours and cost the community a total of \$90 (\$30 per teen). Sonny will organize another workday for the Frazier property at the far end of Basin Drive.

We received a card expressing thank you for the work from Pat Scott.

A concern was presented regarding the quality of the catch basin. Don Manges will verify the project completion with Sonny; we will pay the bill once the work is completed according to the specs.

- Roads/Drainage Improvement and Planning (John Murray)

No report.

- Town Watch

There is currently no Town Watch.

- Tractor (Mike Burroughs)

No report.

We currently have two mowing decks. Since we purchased the zero-turn lawnmower and the tractor will no longer be used for mowing, a motion was made that we sell the old mowing deck. All in favor. Diana will talk to Mike regarding selling a mower deck.

- Web page/e-mail (Gordon Hawley/John Reber)

No report.

**Community Members Issues** *(Community members present at the meeting who have questions or issues to bring before the Board were given the opportunity to speak.)*

- No issues were presented to the Board.

**Old Business**

- Board issues vs. neighbor issues

John reported that Joan had asked to revisit the issue regarding a maximum number of cars that a property owner can have on his property. There is nothing in the by-laws or Restrictive Covenants restricting the number of cars permitted. There are also no county restrictions, providing the cars are legally registered.

It is the Board's understanding that a particular owner on Arden Avenue purchases cars, repairs them, and then flips them as a hobby. If it does not fall under the category of a home-based business, then there is no remedy

that the board can enforce. Ed will investigate the definition of a business versus a hobby (i.e., how many items can you sell before it is classified as a business).

We do, however, need to note the difference between the issues that the Board can address/enforce and those that do not fall within our parameters. Community members present many concerns to individual Board members that should not be addressed by Board members (representing the Board). We should encourage neighbors to speak with each other about their personal concerns that do not violate the Restrictive Covenants, such as noise issues.

- Community Trash Service: John Murch investigated the possibility of having a community trash program. He contacted 6 trash companies regarding the possibility of offering a group rate and disseminated the information to the Board. After much discussion, the Board decided that it is not a feasible option for the Board to organize it, as we can't make it mandatory for homeowners and it is too difficult to have a group rate for CICA members.
- Water Cooler for the Pavilion: Kathi Lichtenstein reported that the water cooler is \$140. She will purchase it, as it was accounted for under the Pavilion budget.

### **New Business**

- Most of the jobs within the community are completed by volunteers without reimbursement. For some jobs, however, workers are paid. The Board discussed how to determine this paid work within the community, specifically what jobs should be paid for and who should be given opportunities for these paid jobs. After discussion, it was determined that priority for paid jobs should be given to those members who also volunteer within the community. Jobs which will require reimbursement are the following: (1) snow plowing, (2) grass mowing, and (3) Board-approved special projects.
- Diana will present the 2012 Calendar of Events to the Board at the next meeting.

**Meeting Adjourned:** A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 8:36 p.m. The next monthly Board meeting is scheduled for Wednesday, December 21, 2011, at 7:00 p.m. at the pavilion.

Respectfully submitted,

Diana Hawley, CICA Secretary