

CICA Board of Directors' Meeting
October 17, 2012
7:00 p.m.

Board members present: Jim Carter, Karen Dryden, Andrea Gilde, Troy Gunden, Diana Hawley, John Murch, John Murray, John Reber, Chris Shelton, Justin Thomas

Board members absent: Phyllis Doyle, Joan Ferrick

Community members / guests present: Ed Campbell, Bill Dryden

President's report (John Reber)

Mason Lane lawsuit update – We will be proceeding to trial October 22, starting at 9:30.

A dog attack in the community was reported to me Sunday afternoon. It was reported to me that a Pit Bull belonging to residents on Basin Lane attacked a child and a dog. They stated that they contacted the Sheriff's office the next day, which they state told them without a doctor's or hospital report that there was nothing the Sheriff's department could do and that they should contact the CICA.

I had contacted County Commissioner Hodge to report this unsatisfactory response from the Sheriff's office.

Subsequently another neighbor contacted the owners of the 'pit bull', which turns out to be an English Bulldog/Pug puppy mix. Their version is that the dog was only playing and that there was nothing more than puppy nips. The owner of the property was contacted about the 'pit bull' and I went over to check and verified that the dog was not a pit bull.

I updated Commissioner Hodge to the updated status informing him that though there are two sides to the story, the response to a dog attack by the Sheriff's office, pushing it onto the association was totally inappropriate.

While clearing some branches from the roof of the Tractor garage during the fall cleanup, Jim Carter found a branch that had punched through the roof and found the shingles to be lacking. Since I'm not clear as to which committee this would fall under, Jim can give you more details of the problem during New Business.

Good news to report. The Comcast contractor, while laying the conduit cut through the Jaffe's invisible fence. Karen called them and they sent someone out the next day to make repairs.

Also in the good news category, it was reported that all work on the fall cleanup honey-do list was completed except for those tasks noted in the General Maintenance report.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on September 22, without a response deadline noted. Final minutes were e-mailed to the Board on September 27 and were approved (8 yeas and 4 non-votes that counted as yeas) with minor requested changes incorporated.

The final minutes were posted on the web site on September 28 and on the beach and harbor bulletin boards on September 28.

Discussion followed:

Last year, the Board agreed that the Secretary should disseminate the completed minutes to all Board members via e-mail within 7 days after the meeting; Board members have 3 days to respond. All Board members, regardless of their attendance at the meeting, should review the minutes for accuracy and clarity, and send their changes and/or approval. All non-votes are counted as approvals.

The Board agreed to continue this practice. Diana will verify that this is in accordance with the bylaws and disseminate that information to the Board.

Treasurer's Report (Andrea Gilde)

Andrea presented and reviewed the September CICA Monthly Treasurer's Report providing an overview of the income and expenses. Highlights include:

- The large diesel fuel storage tank has been filled, cleaned and treated. ½ cost.
- Tires were replaced on the utility trailer. ½ cost.

Andrea presented and reviewed the September CM Monthly Treasurer's Report. Highlights include:

- The large diesel fuel storage tank has been filled, cleaned and treated. ½ cost.
- Tires were replaced on the utility trailer. ½ cost.
- We are still waiting on a revised legal bill – we are questioning fees in connection with the Smith overdue maintenance fees suit, we believe there is a billing error.

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

Committee Reports

- Architectural Review (Bill Dryden)
Nothing to report.
- Beach (Joe and Jennifer Greenfield)
There was a small turn-out at the clean-up, but a lot was accomplished. Propane tanks are full, the heat was tested, and it is ready to go.

The see-saw is finally gone! Barry killed it; he was the chainsaw man! We still need to roto-till the playground and apply weed killer. Joe also has the middle swing to re-braid the lines. Finally, Joe does not know the status of the painting of the bath house. He plans to make a list of outstanding projects and post on the web and on Facebook. We will also need to recarpet both floats for next year.

Joe will take over the beach erosion project if no one else volunteers to do so. *[Don Manges had previously volunteered to participate with this process and serve on this committee.]*

PLEASE (again) make notes for all changes to the propane tanks. (The tanks were NOT empty when they were refilled.)

Discussion followed:

- The Board then discussed the feasibility of purchasing gauges for the propane tanks. Because the cost is low and there are many positive benefits to doing so, Jim Carter volunteered to purchase the gauges.

- CICA Clothing

Nothing to report except the available clothing is on the web site for sale.

- Community Events (Pat Day / Babs Manges)

The Community Events did not meet this past month due to the change to four meetings per year.

A huge THANK YOU goes out to Polly Carter and her committee for one of the most successful summer social events, the Hoe Down. Decorations took us down to the farm with corn stalks, pumpkins and mums. We had over 100 in attendance and 11 men competed in the Chili Cook-off. The winner was Frank Keenan. Line dancing was taught by new residents, David and Susan Andrews. Music and commentary were deftly handled by Diana Hawley. In showing our appreciation to Polly and Jim Carter, they have volunteered to chair this event again next year!

Up-coming events include the Fall Clean-up for which Community Events will be responsible for the food which will be chaired by Sue Seeley and her committee. Coffee, tea and donuts will be provided to our early risers as we plan to start at 8:30 am. A lunch of pizza will be offered as a 'thank you' to the workers around 12. In advance, we thank all those who come out to make our community one to be proud of.

Other events that will occur before the next Board Meeting will be the Halloween Party which will be ably handled by Diana Hawley and Jennifer Greenfield. Information for this event will be in the October Newsletter.

The Fall Cruise chaired by Karen and Bill Dryden is now in full swing. Last weekend a smorgasbord dinner was shared by the Drydens, Days, Boyers, Clares, Woods and the Andrews hosted on their beautiful boat, Line Dancer. The sail boaters and the Wood's continued south on Saturday. More to come on this.

Again we emphasize the need for volunteers to chair the coming year's events. We need a chairperson for the Progressive Dinner which will be held March 9, 2013. It is essential that we have volunteers for other events or we will have to discontinue them. We have guidelines for the present events which are just that 'a guideline' to help be of assistance to new volunteers. We certainly entertain ideas for new events, too. Please contact me at 410-287-9432 or bandpday57@aol.com if you would be interested in volunteering for an event or have an idea for a new event.

Discussion followed:

- Clarification of policy: Volunteers who chair an event will be reimbursed for their expenses incurred from that event. Receipts should be submitted to the Treasurer. We do not expect the event chairs to first donate their time in organizing and then also fund the event!
- Chris Shelton has proposed a CICA 5K – more to come!

- Fourth of July (Bill and Pat Day)
Nothing to report.
- General Maintenance / Erosion (Sonny Hayes)
There are still some tree branches overhanging the roads and some pot holes which need filling before the onset of winter. It was hoped that these projects would be completed during the Fall Clean-Up, but was not accomplished.

If anyone is aware of other items needing attention, please let me know.

- Grass Mowing (Karen Dryden)

OPEN LOTS:

- (27) Contracted lots – Continued to be cut by CICA
(Grass mowing will continue as deemed necessary)
- (8) Not maintained by owners to required height of six inches –
(2 out of 8 owners have multiple lots)

LOTS WITH HOMES:

(Grass exceeds six inches which is documented in our Restrictive Covenant #3 of our deeds)

- (1) Letter sent to owner (Quinn) – No response to date.
(Letter sent to owner as it had been brought to attention of the CICA Board)

* Banks have taken over the cutting of (Hill – P-12 & P-13 on Rollins, Short – H-21 on Racine and Webster – D-19 on Arden)

Discussion followed:

- Sections of the north harbor hill are not being cut with the new mower due to safety concerns by the cutting crews, a solution is needed. Andrea will contact Frank about this. This area may need to be cut using our tractor with the mowing attachment.
- Karen expressed a need for better record keeping in reference to lots which we cut on a contract basis. There have been some disputes over who cut a lot and when.

- Harbor (Jay Gilfillan)
Needed tasks were completed at the harbor in preparation for winter during the Fall Clean Up.
- History (Pat Day)
Nothing new to report at this time.
- Legal (Bill Dryden)
Deposition on the Mason Lane case was held on September 26, 2012. John Reber, Diana Hawley our attorney and I were in attendance to represent CICA.

I accompanied our attorney, Robert V. Jones, Esq. and his assistant on a site inspection of the entire community on October 4, 2012. We spent a good hour and many photos were taken which should help them in the upcoming court case on October 22, 2012.

A pre-trial meeting will be held on October 19, 2012, Bill and Diana are planning to attend.

The plaintiff's attorney has subpoenaed a KCI report which CICA paid for in 2008 which references Mason Lane. Diana will respond to that subpoena.

- Library (Joan Ferrick)
All is well with the library. It was a good season. Lots of books in. Lots of books out. Great coverage, thanks to all who have helped throughout the year. The Library will close for the season as of Saturday, Oct. 31st. It will reopen in the spring.
- Membership (Karen Dryden)
(285) – Lot owners have paid their Maintenance Fees for 2012 to date.
(231) – Of those paid have joined the Association.

* Ten lot owners were sent two year past due letters on September 19, 2012 with payment due by October 25, 2012. Of those one lot owner paid to date.

**The 2013 Dues and Fees Invoices will be sent out in October with final payment due February 15, 2013.
- Newsletter (Diana Hawley)
The Fall Newsletter will be distributed near the end of October.
- Nominating (Diana Hawley)
Nothing to report.
- Pavilion Rentals (Sonny Hayes)
The pavilion is currently committed for the following dates in 2012:
10/27 11/03 12/15
- Road Maintenance (Sonny Hayes)
As of this report I have not heard from Bobby Jones regarding repairs to his driveway and Rolling Ave. in front of his house. However, it is reported that the hump at the end of his driveway has been filled by unknown persons.

No work remains other than those drainage activities planned by the long range Roads and Drainage Committee. I can be reached at 410-287-7588 or 443-693-2090 if there are any problems or concerns.
- Roads / Drainage Improvement and Planning (John Murray)
Nothing new to report. We are on hold until the aerial topographic survey is flown. We will stay on the survey company to ensure that it happens ASAP, which should be in November, depending on frost / leaf drop.

- Town Watch
- Tractor (Mike Burroughs)
The fuel fill fitting on the tractor has been repaired by Mike.
- Web page / e-mail (Gordon Hawley / John Reber)

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.)*

Old Business

- Comcast Cable Service to Chesapeake Isle:
Comcast crews are working daily in the community installing the basic infrastructure. Negotiations are making progress with the Park Commission in Annapolis regarding cable routing through the park.

The Comcast contractors are still in search of a water tank truck service to provide water for the directional boring machines. They feel they will need this when they are installing along Turkey Point Road.

John Murray is seeking an “as-built” plan for the cabling for use in future Drainage Improvement projects. [An “as-built” plan will show the actual path of the cable as it was installed. This path may, or may not, follow the original cabling plan. As-builts record changes made to the original plan due to site conditions – generally obstructions such as trees or large rocks, which cause deviation from the original plans.]

- At the last Board meeting, the Board agreed to provide a temporary repair to the erosion in front of Bob Jones’ property; Mr. Jones was to contact Sonny Hayes to complete this work. As reported above, however, Mr. Jones has not done so.

New Business

During the Fall Clean Up Day it was discovered the maintenance garage roof had been punctured by a falling tree limb. The hole in the roof decking is relatively small (~3” x 4”) and has already been patched.

Much more disturbing is the condition of the shingles on that roof. The existing shingles are severely deteriorated and need replacement, preferably before the onset of winter.

An inspection of the interior roof deck currently shows no damage (other than the small hole), no staining or apparent leaking at this time – however, the roof could easily start leaking tomorrow and begin incurring damage to the roof plywood, adding to our problems.

The best course of action is to tear off all of the existing shingles and re-roof the garage. It is suggested that we also add ventilation (ridge and soffit vents) to prolong the life of the new shingles. In addition we will be replacing all of the drip edges and wrapping the fascias with aluminum.

Jim Carter has offered to spearhead this project using volunteer labor.

The question of liability was raised and it was suggested that any volunteers involved in this work be required to sign a Liability Waiver releasing CICA from any claims in the event of injury.

Watch for a "Hot Topic" soon on this subject.

Meeting adjourned: A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 8:15 p.m.

The next monthly Board meeting is scheduled for Wednesday, November 28, 2012, at 7:00 p.m.

Respectfully submitted,

Jim Carter, CICA Secretary