

Chesapeake Isle Civic Association Annual Meetings: August 26, 2012

Annual Meeting of All Property Owners

The Chesapeake Isle Annual Meeting of All Property Owners was called to order at 2:05 p.m. by President John Reber.

Board Members Present: Ed Campbell, Jim Carter, Karen Dryden, Joan Ferrick, Andrea Gilde, Troy Gunden, Diana Hawley, Don Manges, John Murch, John Reber

Board Members Absent: Joe Greenfield, James Richardson

John Reber led the Pledge of Allegiance and Moment of Silence.

President's Report (John Reber)

John Reber welcomed everyone and provided the following report:

“For those of you who do not know me, I am John Reber, and I have served as the President of The CICA Board of Directors for the past, almost year. Due to a little storm last year I was rewarded with a short term. Unlike my two previous predecessors, I’m not a talker, so hopefully I can keep this brief.

I’d like to take a moment and introduce the other members of the board whom without I could not have functioned – thanks for a job well done. Officers: Vice President Don Manges, Treasurer Andrea Gilde, and Secretary Diana Hawley. I had Andrea and Di who when I started a sentence, one of them would finish the paragraph for me and Don who would elbow me when things started straying off topic.

Other Board members that I had the pleasure to work with—if you are here, please stand when I call your name: Ed Campbell, Jim Carter, Karen Dryden, Joan Ferrick, Joe Greenfield, Troy Gunden, John Murch, James Richardson. I thank all of you for your input during my tenure.

I’d also like to thank all of the community members who helped set up this area for the meeting, preparations of materials needed and those that coordinated the potluck that is to follow today’s meeting.

We plan to run this meeting the same way that we conduct regular Board meetings. We have a written agenda that we will follow. I ask that you limit your discussion and question to the agenda item at hand. If we get off the topic, either I or one of the officers will interrupt—not for the sake of being rude, but for the sake of maintaining order and maximizing our productivity.

If you have something pertinent to say, I want you to be heard. We have a microphone set up in the back middle. I ask that we all respect one another, listen to each other and try to keep comments directed to the board.

One item we’re continually asked about is Comcast. The current status is the State Park System, in Annapolis, not Elk Neck, is waiting for Comcast’s plan for running through the park. The initial plan presented was rejected. There is no timeline being offered. Governor O’Malley has rejected funding from the Connect America Fund, which purpose is to connect rural areas like ours. We have a petition, if

you'd like to sign, that we would be sending copies to the Governor and our representatives asking them to revisit that decision.

During the past year we've been concentrating on correcting drainage issues throughout the Isle. Some areas have been completed. We will continue this project as funding allows. One area we are asking for an increase in is the road budget. Much of the work necessary to maintain/repair sections of the roads and drainage, such as correcting the swales and re-grading of the road surface cannot be done properly without special equipment. Without raising the rate we cannot perform these types of repairs, perform the normal maintenance such as filling of potholes and keep the roads open due to snow. John Murray will be discussing some of these issues; particularly what has been done and what the future plans are during old business, so please hold your questions until then.

Another thing that I would like to touch on is the pending litigation with lot owners from Mason Lane. We were served with a complaint on July 25, 2011, and a hearing is scheduled for later in October. Plaintiffs (Frank Conway, Don Smith and Joseph Spall) contend that the CICA has not maintained the plaintiffs portion of Mason Lane to the same degree as the rest of Chesapeake Isle. They are also contending that the CICA is the owner of this section of Mason Lane, with which we disagree. We consider this a community issue as the Plaintiffs contend that we can unilaterally assess the community for wanted improvements to Mason Lane, which we do not have the power to do. This affects all residents as they are looking for major improvements and continual maintenance to be assessed to the community without the community being able to vote on this as a budgetary item.

Because this is pending litigation, I am not at liberty to discuss it or answer any questions, except for what is public record. A copy of the complaint is public record, and we have therefore posted it on our web site for your information. We will try to answer what we can under old business.

One item that was dropped from the proposed budget is beach erosion. We are investigating various grants to see if we qualify for state/federal assistance in this matter.

At the end of the meeting we will then go over the proposed budget that was presented to each of you in July. I hope that everyone has had a chance to review it.

This year, we are asking for increases because we simply just don't have enough money to maintain everything with our current maintenance fees. When I took over as President last year, there was virtually no money to perform basic needs. Fortunately we had a mild winter.

I thank you for your time."

Secretary's Report (Diana Hawley)

Diana informed all of the attendees that the meeting today is being audio-recorded to assist in accurate documentation.

The draft minutes from the 2011 Annual Meeting were posted on the Chesapeake Isle web site, with an e-mail reminder sent to community members to review them prior to the meeting. They were also posted on the bulletin boards at the beach and harbor, and hard copies were available for review prior to the meeting.

Diana reported that these minutes need to be approved today as an accurate portrayal of what occurred during that meeting. She gave attendees an opportunity to present questions or proposed changes to the meeting minutes; no comments were made.

A motion was therefore made and seconded to approve the 2011 Annual Meeting Community Maintenance minutes. All were in favor, so the minutes were therefore approved.

Treasurer's Report (Andrea Gilde)

Attendees were reminded that this report is only reporting on last fiscal year's business and to therefore limit questions accordingly. (The budget for next year will be presented during New Business.)

Copies of the Community Maintenance Final Treasurer's Report for FY 2011-2012 were distributed to meeting attendees. Andrea explained that there are two separate budgets and we are only talking about the community maintenance budget at this time. She reviewed the expenses for each budget category and total funds/balances available for the past fiscal year (ending on June 30, 2011); highlights included:

- Tractor: Thanks to Mike Burroughs for repairing the clutch at an extremely reduced rate.
- Taxes: Thanks to Brian Clare for investigating the tax issue. We filed under a different format. We did not pay in the past fiscal year; we were able to refile and get refunded during the last three fiscal years.
- We did collect some overdue moneys from previous fiscal years during this fiscal year, which happens every year.
- She presented and reviewed a Pi graph, which illustrated the breakdown of the total amount that was spent and showed the proportion of how things were allocated.

Andrea then fielded questions, as follows:

- *Question #1: How much of the budget was spent on mosquito spraying?*
Answer: It is \$75 per week. It is done once a week; he comes late at night. We do not have a need at this time for the spraying to be done more than once a week. The payment for this comes out of general maintenance/erosion.

Do we know what is made up of the spray?

Chesapeake Isle has been participating in Cecil County's mosquito spraying program for many years in order to help reduce the possibility of mosquito-borne illnesses (such as West Nile virus). Andrea has the information about the products from the MSDS at her home. She can forward it to anyone who is interested. .

Where does he spray? All down the dock?

Many people have reported that the spraying is done throughout the entire community.

A motion was made and seconded to approve this Treasurer's 2010-2011 report. All were in favor, and it was therefore approved.

Old Business

- Road Maintenance and Improvement

John Murray, Roads/Drainage Planning and Improvement Committee Chairperson, presented the following information:

- About three years ago, the community voted not to pave the roads. We therefore were tasked with the job of determining the best alternative. We viewed the current infrastructure, and have been working hard to determine the appropriate work to do that is cost-effective and will not just wash away.
- John explained that when reviewing the infrastructure, before you decide on the surface, we need to investigate what is underneath, why it was designed, and whether or not it is still working. The key for any infrastructure is to deal with drainage issues. Water comes before potholes. The goal is to get water off the road as quickly as possible.
- John presented a slideshow containing pictures of poor drainage areas throughout the community and the resulting damage that incurred, including: (1) Pine Lane (the road needed to be graded properly and water needed to be conveyed using swales and drainage pipes); (2) Basin Lane (the water was going the wrong way, as the swale was on the other side of the road); and (3) Bennett Avenue (water was being shed in the wrong direction and we did one improvement at lots C-36, C-37, and C-38.
- Additional work that we are planning for the upcoming year includes: (1) Bennett and Rolling (The slope of the ground is going in the wrong direction; the proposed pipe will convey water from the other side of the road to the wetlands where it wants to go.); (2) Harbor access driveway (The highest point—from Racine—ends up in a garage. The pipe to take the water was broken and therefore will not work. There is also a “pond” that form in heavy rains in lot L-10); (3) Rolling Avenue South (This is an example of the effects of time. The road graded properly, but it appears that a homeowner has put a pipe that takes water from the lawn to the roadway. When homeowners fill in swales, put in improper pipelines, and take water from only one direction, there is no swale to pick up the water. The swale needs to be put back to where it originally was.)
- Because of budget constraints, the drainage work throughout the community will be a gradual process. We will continue to work on the most damaging and problematic areas first.

The floor was opened to questions from attendees:

- *Question: At one point there was talk about spraying a material on the roads to control dust. We will consider doing this to Arden?*

Last year we conducted an investigation and cost analysis on the dust control issue. The test would have been done on Mowbray, which would have cost at least \$5,000-\$6,000. The cost per linear foot was extravagant (equal to the cost of paving), and the results would only be temporary. We therefore concluded that it was not a cost-effective option.
- *When drainage work is conducted, is the community going to be paying for pipes that are installed under people's driveways, like we recently did on Bennett Avenue?*
Yes; it is the public right-of-way and will benefit the entire infrastructure. In addition, there was never a requirement for new constructions to install driveway pipes to ensure

proper drainage off the roadway. We now require any new driveway and home construction to be evaluated for the need for the lot owners to install a pipe.

- *If there are bushes and trees planted in areas where drainage work needs to be done, will you just tear them up?*

For the most part, this is not an issue in our public right-of-way. The key is communicating with affected lot owners prior to any drainage work being completed. In addition, if any driveways need to be cut when we complete drainage work, they will be restored to their original condition.

- *I do not think it should be the community's responsibility to pay for pipe, especially when it is blatantly obvious that the lot owner filled in a swale. If a lot owner paved their driveway out to the road, did not install a pipe, and the road washes out because of it, the community should not have to pay for these pipes—whether it is community property or not.*

The reason we decided to pay for these pipes is because the Association allowed it to be done in the past, and we now have to correct it. Lot ownership may have also been transferred, and we can't ask any current lot owners to pay for something that was allowed in the past. We can only move forward. Potential lawsuits involved in taking on such a task would be astronomical.

I do not remember anything being said about the community paying for putting pipes under driveways.

This has been continually discussed at the monthly Board meetings. We are also talking about isolated incidences. In addition, as previously mentioned, going forward we now have instituted standards for new constructions.

- *During significant rain, drainage goes right down my driveway. Will you be looking at Mowbray?*

We are looking at all the roads. We hope to address all issues in order of priority, as we do have budget constraints. This is a long term project.

- *The work that we have done on Bennett and Rolling did not correct the debris that is in my yard. Are you going to address that? It is the swale that creates a problem.*

No; it is the lack of a pipe that creates the problem.

- Tell me about the aerial topographic survey that will have to be done. What is it? What is it going to cost? What is the result?

This survey will show one-foot contour intervals. In order to put pipes in, it needs to be engineered; it needs to be sized. The site design engineer needs this base survey information to their work.

To do a topographic survey for each individual problem that exists would cost about \$1200 each. In the short-term, we have more than 10 properties. The Board decided to do the overall topographic survey for entire community for approximately the same cost.

Once it is done, will we be able to use the survey, or does it go away?

We can use the survey for all future projects. This detailed topographic survey will also be a permanent record of the community; individual lot owners can also use it. Such topographic information is useful in planning any site improvements, such as new construction, additions, drainage, driveways, planting, wells, and septic.

If there is a construction permit required, then the topographic information will be part of that.

- *I live on Bennett Avenue: Lot 37. I do not think the water will be running less. I can float a boat every time it rains. I am getting water from Arden, Darrell, and everywhere.*

This is specific to your property. Let's discuss this after the meeting. [John Murray discussed this issue with the lot owner following the meeting.]

- **Mason Lane Lawsuit**

John Reber informed the community that, as discussed in the President's Report, we will now take questions and try to answer questions that we are able to answer (since this is a pending lawsuit). The officers then fielded the following questions:

- *Is Mason Lane part of Chesapeake Isle? They claim that they are?*

There are three lots that are part of Chesapeake Isle. The dispute is whether or not the right-of-way which crosses through their lots is owned by CICA or them.

- *I walk down that way for exercise. Why are they claiming they are in the community all of a sudden?*

- The officers explained the area that is in contention. There are five lots that are not included in Chesapeake Isle, and there is no contention between us and these five exempt properties. There are three lots, beginning in the section near Turkey Point Road where the gate used to be and goes about 600 feet. We did have a Summary Judgment Hearing, and the judge would not decide at that time.

- *Will we recover legal fees?*

If we win, we will try.

- *If we lose, could we file a cross-claim for any work they have done on that road without our permission?*

We would have to discuss that with legal counsel.

- *Why is this a Community Maintenance expense and not CICA?*

They are demanding work that would be taken from the community maintenance/road budget. We are defending this. Any expenses are maintenance expenses.

- *If this suit is lost and we pay the \$20,000 in legal fees, will we be assessed? Do you have an estimate for the services?*

We do not have an exact idea of the total cost. It depends on the length of the trial and other unknown factors.

So if we lose and we file an appeal, it would cost even more. And how do we not have a breakdown of attorney costs? Your estimated costs are based on what services?

The fee agreement for typical attorneys is \$500-\$750 per hour. There will also be court costs, additional fees, and potentially travel fees. We do not have an exact written breakdown of these because it is all unknown.

What about the fees once we file an appeal? Do you have a breakdown of those costs? Do we have a fee agreement? Do we have an engagement letter or anything that represents the scope of our representation?

No. We are using our CICA general counsel, Robert Jones. We estimated \$20,000. We have worked extensively with this issue and that is our estimate.

[Please note that all profanity spoken by attendees has been omitted from these minutes.]

Proposed Budget Presentation and Vote

Andrea Gilde presented the Community Maintenance Budget Request for FY 2011-2012 (7/1/11-6/30/12). This proposed budget was included in the July 2012 newsletter, which was sent to all property owners, and copies were also disseminated at the start of the meeting.

Andrea reviewed the proposed expenses and explained the budget process, in which the President calls a committee together in the spring to create a proposed budget to present to the Board of Directors for approval. Committee chairpersons can request an amount that they project they will need to operate and complete projects for the upcoming year.

Because the base maintenance fee is dependent on the budget, the committee has a difficult task of trying to limit the expenses while still operating and maintaining the community. If everything that the community needed was included in the budget, the maintenance fees would be a lot larger. In addition, the large number of volunteer labor helps to keep the maintenance fees even lower.

Andrea highlighted the following issues and answered various questions, including the following:

- The money allocated for legal fees is an estimate, as we do not have any idea of knowing how it will work out. We were, however, required to defend our position.

- The roads budget was increased to \$65,000; information was previously presented by John Murray (Roads Committee report).
- Beach erosion was not included in this year's budget, as it would have greatly increased the maintenance fees. We will plan to include it in next year's budget.
- There were 324 lots last year. There are 323 lots this year because Andrea combined her lots.

With no further questions, ballot forms were distributed for vote on the proposed budget. With 49 in favor and 7 against, the proposed budget was passed.

With no further business, a motion was made to adjourn. All in favor. The meeting was adjourned at 3:22 p.m.

A brief recess was taken before starting the Annual Meeting of CICA Members.

The CICA Meeting was called to order at 3:32 by President John Reber.

President's Report (John Reber)

John Reber thanked the committee chairs; referred people to the back of the agenda for the listing of all committees and committee chairs, and encouraged everyone to consider volunteering for committees. He asked people to take notice that there are a couple of committees that are in need of a chair, including the tractor committee. Mike Burroughs will be moving, so we will need someone to replace him.

Secretary's Report (Diana Hawley)

The draft minutes from the 2011 Annual Meeting were posted on the Chesapeake Isle web site, with an e-mail reminder sent to community members to review them prior to the meeting. They were also posted on the bulletin boards at the beach and harbor, and hard copies were available for review prior to the meeting.

Diana reported that these minutes need to be approved today as an accurate portrayal of what occurred during that meeting. She gave attendees an opportunity to present questions or proposed changes to the meeting minutes; no comments were made.

A motion was therefore made and seconded to approve the 2011 Annual Meeting CICA minutes. All were in favor, so the minutes were therefore approved.

Treasurer's Report (Andrea Gilde)

Attendees were reminded that this report is reporting on last fiscal year's business and to therefore limit questions accordingly.

Copies of the CICA Final Treasurer's Report for FY 2011-2012 were distributed to meeting attendees. Andrea Gilde reviewed the income and expenses for each budget category and total funds/balances available for the past fiscal year (ending on June 30, 2011). Highlights include:

- Thanks to Brian Clare for investigating the tax issue and assisting with getting the tax reimbursement.

- General maintenance was a little high because of the tractor clutch replacement; it also included paying contractors for grass mowing.
- Many of the expenses are spent 50/50 with CM.
- Tractor: As mentioned previously, the clutch repair was completed at a very reduced rate thanks to Mike Burroughs.
- Jim Carter was able to complete a lot of the electrical work, with assistance from Don Manges.
- Thanks to Sue Seeley for putting some shelves in pavilion closet
- We made a donation to the NE Fire Department, and we had to buy checks.
- Printing and Mailing: We bought a scanner because we received a request for documentation; a lot owner was questioning how the money was spent. Because we did not feel comfortable turning over all of our original receipts, and we are required by law to give out this information, we spent MANY hours scanning and organizing receipts electronically. This scanner will also help keep receipts accurate and will also be used for history.
- We have made 8 payments for the lawn mower to date; we have 52 more payments to go.

With no further questions, a motion was made and seconded to approve the Treasurer's Report. All were in favor, and it was therefore approved.

Committee Reports (Committee Chairs):

Chairpersons for each committee were listed on the reverse side of minutes. Written reports were submitted for inclusion in the minutes.

- Architectural Review (Bill Dryden)
Please refer to each of the monthly Board meeting minutes for a listing of Architectural Review Committee (ARC) requests and approvals. There is no additional ARC activity to report.
- Beach (Joe and Jennifer Greenfield)
Another outstanding beach season is coming to a close; we hope everyone had the opportunity to enjoy our community beach! A big thank you to the Friday beach clean-up crew volunteers, grass mowing volunteers, and the bathhouse cleaning team for taking the time to make it a more enjoyable experience.

After a rash of vandalism and destruction at the playground and beach area earlier in the year, the Chesapeake Isle volunteers showed up in force. We experienced one of the best turnouts ever for the spring beach clean-up (including a lot of new faces), and knocked out almost everything on our Beach Committee projects list. None of this would have been possible without our tireless volunteers demonstrating that good ol' Chesapeake Isle "self-help" community spirit. A list of some of the major accomplishments in the beach/pavilion area is provided below:

- Major electrical upgrades were made to the pavilion which will increase capacity and improve reliability – great job to Jim Carter and Don Manges for heading up this effort (and for coming in under budget!).
- The bath house septic tank was FINALLY found and cleaned out after years of searching. Thanks septic tank experts, Alex Szep and Justin Thomas.
- We purchased and installed a new air conditioner for the pavilion, thanks to Jim Carter and Don Manges **again!**
- We installed a sediment filter on water line to bath house (should help with the chronic toilet maintenance problems) – Jim Carter **again!**

- We installed shelving units in the pavilion utility closet – thanks Sue and Harry Seeley.

Just a reminder → *CICA Rules: Section 6 - Pavilion - Beach Areas: Pets, unleashed or leashed are forbidden in the pavilion/beach areas.* The purpose of this rule is for overall safety and hygiene of all our beach goers. **We know, your pet is the best behaved pet in the world, is not aggressive, and doesn't poop on the beach. This rule is for the other guys. Please set the example by leaving your pet at home or going to the harbor. It's hard to selectively enforce a rule.**

We're looking forward to another great volunteer turnout for our fall cleanup on October 13th! If you have any suggestions for items to be included in the worklist, please contact the Beach Chairs. **REMEMBER:** We're constantly looking for volunteers to help with various projects and understand that the scheduled clean-up doesn't always fit everyone's schedule due to work conflicts, etc. – so be sure to sign up for the Beach Committee. We can definitely identify a few outstanding projects where we need help that can be accomplished on your schedule, and we're ALWAYS looking for help with the Friday Beach clean-up crew. We're also considering getting really cool CICA Beach Committee tee-shirts this year – so join the Beach Committee and don't miss out on all the fun!

As always, if you have any ideas for improving our beach/pavilion area and want to be part of the solution, please contact Joe or Jennifer Greenfield with your idea and availability to help.

- Bulletin Board (Karen Dryden)

There is no activity to report.

- Community Events (Pat Day)

The Community Events Committee is exactly what it says. It plans and executes the different activities for the community of Chesapeake Isle. The committee offers events for the young to the more mature. From children's parties (Valentine's Day, Easter and Halloween), to family events (such as BINGO/ice cream nights, pancake breakfasts, Christmas Caroling) to adult events (monthly socials, a progressive dinner, and a Wine & Cheese gathering at Christmas), there is always something for everyone to enjoy!

Without the volunteers to prepare and present these activities, it would be just another day in dullsville! Because of the work and devotion of community volunteers, there is a lovely harbor mooring area with observation decks on the piers and an active beach and pavilion area with a playground for the young and old. All of these venues and activities invite everyone to gather and become acquainted or continue friendships. We are a self-help community that is always available to lend a hand.

With this said, a very warm and sincere thank you goes out to all that helped this past year to make sure we could have a thriving, fun-filled year. Hopefully with incoming residents every month, it will be another successful year filled with new ideas, talents, skills and the desire to become a member of a special community.

- Grass Mowing (Karen Dryden)

2012 GRASS MOWING REPORT:

OPEN LOTS:

(39) Seasonal Contracts sent out April 18, 2012

(26) Lots were contracted for the 2012 cutting season which is being cut by CICA.

(5) Additional lots are being cut and billed on a per cut basis. (Home owners who did not respond and are not maintaining their lots)

LOTS WITH HOMES:

(4) Homeowners were sent letters in response to complaints that had been brought to the attention of the CICA Board, where the owners are not maintaining their grass height so as not to exceed six inches in height, which is documented in our Restrictive Covenant #3 of our deeds. Three (3) owners responded and are now maintaining their yards.

- Harbor (Jay Gilfillan)

No report was submitted.

- History (Pat Day)

The History Committee has a two-fold duty to the community: (1) To record and maintain all records of Chesapeake Isle activities, including legal documentation; and (2) To annually present a topical presentation of the area and of the events and business of the past year at the Annual Dinner held in April. This is done with pictures and words.

During this past year, the History Committee has received donations of paperwork, records, reports, etc. from residents of the community that date back to the incorporation of Chesapeake Isle. It is our plan to incorporate this information into what we have in our files, which is obviously a huge task! The committee could certainly use the assistance of anyone who enjoys digging in and learning about the community you live in. The committee is also saving a very large number of photos of our various events that they will be saving to flash drives for future use.

If you are interested in joining the committee, please contact Pat at bandpday57@aol.com. As you can see from the above, the committee needs all the help they can get!

- Legal (Bill Dryden)

Please refer to the monthly meeting minutes for specific updates regarding the collection of past maintenance fees. The Mason Lane lawsuit is currently ongoing. It will be discussed under Old Business.

- Library (Joan Ferrick)

Our CICA Library has seen quite a bit of activity on Saturday mornings (10:00-11:30 a.m.). Our library is also available during community events that are held at the pavilion. Our turnover of books proceeds at a very busy pace thanks to many donations of current books. Many neighbors also seem to be enjoying the audio tapes that are stocked on the library cart. Give them a try if you like!

The greatest asset is the many volunteers who meet and greet 'visitors' to the Library every Saturday morning during our six month season. This service to our community would be impossible without them!

- Maintenance (Sonny Hayes)
The only general maintenance required at this time relates to a few split rail fences in need of repair and a few trees that still need to be cut up and hauled off. We will work on these items at the fall clean up on October 12th. If anyone is aware of other items needing attention, please contact Sonny Hayes.
- Membership (Kathi Lichtenstein)
Karen Dryden will be the new Membership Chairperson.
- Newsletter (Diana Hawley)
The Chesapeake Isle Newsletter is printed four times a year (January, April, July, and October). We urge residents to use this vehicle to be advised of all of the items of interest and the activities that pertain to their community.

Community members were encouraged to make announcements, submit classifieds, and update the directory of changes to your phone, address, email, etc. To do so, please send your information to chesapeakeisle.secretary@gmail.com.

- Pavilion (Sonny and Sara Hayes)
The pavilion is currently committed on the following upcoming dates in 2012: 9/22, 9/29, 10/06, 10/13, 10/27, 11/3, and 12/15. CICA members should contact Sonny or Sara Hayes if they would like to reserve the pavilion on any available date; there is a \$35 fee to do so.
- Roads/Drainage and Improvement and Planning (John Murray)
Please refer to Road Maintenance and Improvement (under Old Business) in the above-mentioned minutes from the Annual Meeting of All Property Owners.
- Road Maintenance (Sonny Hayes)
No work remains other than those drainage activities planned by the long range Roads and Drainage Committee. If you have issues with the roads or drainage around your property, please contact Sonny Hayes so he get arrange to complete any applicable work. He can be reached at 410-287-7588 or 443-693-2090 if there are any problems or concerns.
- Town Watch
There is currently no Town Watch committee, as there is no chairperson.
- Tractor
No report was submitted. A new chairperson for this committee is needed.
- Web Page and E-mail
Nothing to report.

Old Business

There were no old business items.

New Business

- Board Nominees/Election of CICA Board of Directors

Diana Hawley, Nominating Chair, thanked outgoing Board members Ed Campbell, Joe Greenfield, Don Manges, and James Richardson for their years of service on the Board of Directors and introduced the four candidates who will serve a three-year term (2012-2015): Phyllis Doyle, John Murray, Christopher Shelton, and Justin Thomas.

Since no additional candidates came forward prior to the start of this meeting, a motion was made and seconded to elect the above-mentioned nominees to the CICA Board of Directors. All were in favor.

Proposed Budget Presentation and Vote

Andrea Gilde thanked Ed Turner for conducting the annual audit.

Andrea then presented the CICA Budget Request for FY 2011-2012 (7/1/11-6/30/12). This proposed budget was included in the July 2012 newsletter, which was sent to all property owners, and copies were also disseminated at the start of the meeting. Proposed income and expenses were reviewed, with highlights as follows:

- The membership fee was raised to \$15. We are losing income in other areas; for example, there are not as many moorings or lots to be cut. We hope that this increased fee will not discourage anyone from participating.
- Expenses: The lawn mower expenses increased, as it includes a full year of monthly payments (last year only included 8 monthly payments).

Andrea opened the floor to questions. Since there were no questions from attendees, ballot forms were distributed for vote on this proposed budget. With 44 in favor and 0 against, the proposed budget was approved.

With no further business to discuss, a motion was made to adjourn the CICA Annual Meeting. All were in favor and John Reber adjourned the meeting at 4:02 p.m.

Respectfully submitted,

Diana Hawley, Secretary

(Note that all ballot votes at both meetings were conducted by past Presidents Bill Dryden, Janet McKenna, and Art Wood.)