

CICA Board of Directors' Meeting
June 24, 2014
7:00 p.m.

NOTE: The regularly scheduled, June 17, 2014, Board meeting was postponed due to the illness / absence of both the President and Vice President; one or the other must be present in order to conduct business. Board members and other interested parties were notified by the Secretary and others of this postponement via e-mail or telephone at noon on June 17.

Board members present: Mike Beiter, Jim Carter, Phyllis Doyle, Ray Farnesi, Joan Ferrick, Andrea Gilde, John Murray, John Reber, Chris Shelton, Justin Thomas

Board members absent: Sonny Hayes, John Murch

Community members / guests present: Len Ardieta, Raj Chirra, Frank Conway, Karen & Bill Dryden, Tom Grieco, Charlotte & Chester Hallett, Diana Hawley, Don Manges, Don Smith

President's report (Chris Shelton)

Due to Chris's continuing poor health, he arrived late to this meeting and his report has been incorporated into various Committee reports.

Secretary's Report (Jim Carter)

Jim e-mailed the draft minutes to the Board on June 1, with a response deadline of three days. Final minutes were e-mailed to the Board on June 6, and were approved (10 yeas, 2 non-votes which counted as yeas,) with minor requested changes incorporated.

The final minutes were posted on the web site and harbor bulletin board on June 6, and on the beach bulletin Board on June 7.

Treasurer's Report (Justin Thomas)

Justin presented and reviewed the May CICA Monthly Treasurer's Report providing an overview of the income and expenses.

Income:

 \$ 994.00 – Community Events
 5.00 – Keys
 45.00 – Membership
 172.50 – Mowing
 210.00 – Pavilion rentals
 15.00 – 5K

Expenses:

 \$ 1231.78 – Community events – Annual dinner, Ladies Brunch, Christmas
 32.00 – Electricity
 98.33 – General Maintenance – propane, delivery tubes, grass cutting
 504.00 – Insurance – Workman's Comp
 246.70 – Maintenance – Tractor / Equipment – tractor tire (split with CM)
 18.67 – Mooring services
 393.88 – Pavilion – bath house keys

47.78 – Wages
7.89 – 4th of July (2013 expense)
195.55 – Kubota mower payment – 29 payments remain

Justin presented and reviewed the May Community Maintenance Monthly Treasurer's Report.

Expenses:

\$ 31.46 – Electricity
95.00 - General Maintenance – grass cutting
504.00 – Insurance – Workman's Comp
246.70 – Maintenance – Tractor / Equipment – tractor tire (split with CICA)
106.73 – Printing & Mailing – newsletter & postage
4700.00 – Roads – American Engineering – topographical survey
47.78 - Wages

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

Note: Diana suggested that an end of fiscal year budget statement go to Committee Chairs; Justin will send via e-mail to the chairs.

Committee Reports

- Anchors Aweigh 5K (Andrea Gilde, Diana Hawley, Chris Shelton)
We have 2014 T-shirts available for \$15. – see Andrea Gilde for your shirt!

Shirts will be available for sale at the 4th of July event.

- Architectural Review (Bill Dryden)
Nothing to report since the last Board meeting.

- Beach (Jim Carter)
The bath house men's room was reported to be very dirty to Sonny; after some e-mails back and forth between Sonny and myself, both bathrooms were found to be clean on June 24. I will be sure to stock additional paper goods for the 4th of July event! Please be sure to lock the bathroom when you leave.

I visited the beach last Saturday with my wife and some friends; we found a rather large quantity of trash left behind near the swimming areas; mostly plastic juice bottles, please clean up after yourselves and your children!

Apparently trespassing at the beach is becoming a problem again this season; I logged license plate numbers and vehicle descriptions and placed "Friendly Reminders" on two cars on June 24. Although this action does not seem to be very forceful, it seems to be effective as there has never been a repeat entry in our Log Book. Vehicle owners have either obtained stickers if residents, or moved on, if trespassing.

Residents and property owners are reminded: In order to park legally at the Beach or the Harbor, your **vehicle must display** either a CICA sticker (in plain sight from outside of

the vehicle, need not be attached to the vehicle); or a CICA Guest Pass (front dashboard). Repeat offenders may be subject to towing and / or trespass charges.

Please park in the parking area rather than on the grass.

Any residents or property owners who need stickers for their vehicles can obtain them at no charge from Karen Dryden, or see Jim Carter at the Buck-an-Ear corn booth on July 4th.

Shuffleboard and bath house keys are still available – if you purchased a key and have not received it, or would like to purchase keys; please contact Karen Dryden.

Contact Jim at: jtcarterphoto@comcast.net

- **Beach Erosion (Don Manges)**

This project is complete. As it stands now the project cost will come in at just over \$11,000 putting us under budget by approximately \$10,000. The reason for the large difference between the budgeted amount and the actual cost is that in 2013 when the budget was prepared the two bids we had were for approximately \$22,000 and \$18,000 (Howell did not bid). In 2014 when the money was made available new bids were obtained and Howell came in at \$10,500 and the other bid was approximately \$20,000.

The proposal with Howell excluded grading, topsoil, seeding and straw. However, they did all of this with no additional charge. They also removed the top 8" of soil in the planting area and filled it in with topsoil.

The planting was supervised by Christy Michaud and the work crew that volunteered included myself, Julie and Fran Rosario, Christine Valuckas, Dylan & Dalton High, Eric Garvey, and Alex Klinger.

The County has been notified that the project is complete.

Discussion: Great job Don! The large excavator which is currently in the parking lot at the beach will be removed very soon – certainly before the 4th of July event.

- **Bulletin Boards (Karen Dryden)**

The May Board Meeting minutes were posted on June 6 and 7; no other activity for the month.

Reminder: Classified and for sale ads will remain posted for three months and then be removed.

- **CICA Clothing**

There are leftover 2nd Annual 5k tee shirts available for \$15 each. These are very nice shirts for warm weather, or exercise purposes, "Dry-Tech" fabric. Shirts will be available at the 4th of July event, or from Andrea Gilde

- Community Events (Pat Day / Sue Seeley)

Our first summer social was a well attended success. The Ladies Brunch was attended by 30+ people. We sent out 15 invites to new residents, but only 3 could make it due to prior commitments. A good time was had by all who attended.

Our next summer social is June 27, 7:00 pm at the pavilion.

Mark your calendars for the Annual 4th of July event!

As usual we invite any members who are interested in helping out with upcoming events to contact Pat Day (9432) or Sue Seeley (0025). We NEED volunteers and appreciate the help and ideas!

- Fourth of July (Diana Hawley & Andrea Gilde)

We have been sending letters and visiting local business owners for Silent Auction donations; we have received some nice contributions to date. We made and disseminated flyers via tube drop, e-mail, and Facebook. We have also received donations of new items (toys, electronics and household items) from residents. If you or anyone you know would like to make a donation, please contact Diana or Andrea.

Other behind-the-scenes work is in progress. We look forward to a very successful event.

At Diana's request the Board approved the rental of a Porta-Potti for the day of the event. Cost should be less than \$100.

Bill Day will be spearheading a group to set up our big tent at 9:00 on Thursday morning, July 3. Contact Bill if you would like to help (9432) – that is unless he has already contacted you!

- General Maintenance / Erosion (Sonny Hayes)

I'm still waiting for the State Park to remove tree. They are still concerned about property line encroachment and want us to move the horseshoe pits. They asked that we cover the horseshoe stakes with PVC to reduce the chance of injury, but with my surgery I have not been able to handle yet.

The Park has decided that removal of this tree is beyond their staff's abilities and will instead hire a contractor to remove it at their cost.

We are looking for **help with community grass mowing** from mid-June to July, Sonny will be out of commission due to some surgery. If you are over 18 and want to make some extra money this summer cutting grass, contact Sonny!

- Grass Mowing (Karen Dryden)

OPEN LOTS:

(38) CICA Seasonal Contracts (representing 41 lots) were sent out March 6, 2014
(Balance of lots are being maintained by owners or are not cuttable).

(31) Contracts and payments received for CICA Seasonal Mowing to date.

(3) Invoices sent for lots cut who had not paid the seasonal rate

*MOWING COMMENCED IN LATE APRIL

- Harbor (Bill Dryden, Interim Harbormaster)

The Fishing Dock repairs have been completed so that it is safe for use and open for business.

We have a minor repair to the river side of the dock which will be completed when we have a very low tide. This minor problem does not create a safety problem.

Once again Bob Biedermann and crew did a great job in repairing the winter damage, while keeping the costs down. The bulk of the work was performed by retired people which allowed for the work to be done during the week instead of weekends.

All fishing activities should now return to this dock which does not create a safety hazard for our boaters.

The harbor crew is aging – we need some younger volunteers to help with this important task! AND, we need a permanent harbor master!

- History (Pat Day)

No activity for the month.

- Legal (Bill Dryden)

Nothing to report since the last Board meeting.

- Library (Joan Ferrick)

The books come in - the books go out! Saturday morning library volunteers have been assigned their dates for the season. Total coverage, thanks to our great community of volunteers!

Joan noted that the key box inside of the pavilion was found open on Saturday morning – key holders, please be sure to lock up before you leave!

- Membership (Karen Dryden)

2009 – 2011 MEMBERSHIPS:

(4) - Lot owners have not responded or paid two years or more prior to 2012

(Hill (2)*, Lam, Miller)

*Property has gone to foreclosure – lien may be wiped out

- (2) Liens placed against owner (Lam & Miller)

- (2) In foreclosure (Hill [2 Lots])

2012 MEMBERSHIPS:

(318) – Lot owners have paid their Maintenance Fees for 2012 to date (98.452%)

(242) – Of those paid have joined the Association

(5) – Lot owners have not responded or paid 2012 Fee.

(3) Lien placed against (Foley/Jones, Lam & Miller)

(2) In foreclosure - Hill (2) lots

2013 MEMBERSHIPS:

(315) – Lot owners have paid their Maintenance Fees for 2013 to date (97.52%)

Plus (4) Mason Lane owners

(220) – Of those paid have joined the Association.

(3) – Quinn owes balance on legal fees for cancelled court case.

2014 MEMBERSHIPS:

(293) – Lot owners have paid their Maintenance Fees in full for 2014 to date – (90.71%)

Plus (5) Mason Lane Owners

Plus (2) Partial payment

(209) – Of those paid have joined the Association

*** PAYMENTS WERE DUE ON FEBRUARY 15, 2014**

*** (17) LOT OWNERS WERE SENT 3RD NOTICES ON JUNE 6, 2014 (TO INCLUDE 6% INTEREST)**

*****BATH HOUSE & SHUFFLE BOARD KEYS HAVE BEEN DISTRIBUTED. ADDITIONAL KEYS ARE AVAILABLE – contact Karen Dryden if you would like to purchase a key.**

- Newsletter

The next Newsletter will be published in mid- July, the deadline for copy is July 1; this is a firm deadline as we must publish the 2014-2015 Budget in this issue.

Copy should be submitted to Andrea Gilde.

- Nominating (Sonny Hayes)

Troy Gunden has resigned from the board and has moved out of the neighborhood (although at this time he remains a property owner); this leaves the Board with only 11 members.

There was some discussion centered around the viability of having two members of the same household serving as directors at the same time. The general consensus of the Board was that, although this was not specifically prohibited, it had a look of impropriety and we should probably avoid this situation during the nominating process.

Chris Shelton contacted Andrea Gilde and asked if she would serve as an “interim” Board member for the remainder of Troy’s term; she agreed.

A motion was made, seconded and unanimously approved to have Andrea serve as an interim director until the end of Troy’s term.

There are 4 Board members with expiring terms this year, one has agreed to run again. If you are interested in running for the Board, please contact Sonny or any Board member!

- Pavilion Rentals (Sonny Hayes)

The pavilion is currently committed for **Community** and private events on the below dates for 2014:

6/27 6/29 **7/4** 7/12 7/15 **7/18** **7/25** 7/26 **8/8** **8/22** **8/24**
8/30 8/31 **9/27** **10/11** **10/25** **12/13**

- Road Maintenance (Sonny Hayes)

The roads are still in bad condition and we will work on them now that the millings have been delivered (we have two truck loads). I can be reached at 410-287-7588 if there are any problems or concerns.

Note: Due to complications from Sonny's surgery Chris, Jim Able and Gary Gilde are handling road maintenance – they NEED help – please contact Chris to volunteer or be trained as a tractor driver – free training!

- Roads / Drainage Improvement and Planning (John Murray)

John introduced himself to property owners who were present as the project manager for our latest round of drainage improvements including the Mason Lane project. It was announced at this time that specific questions pertaining to Mason Lane would be entertained in Executive Session immediately following this scheduled meeting.

Update of work in progress:

Harbor, Rolling & Racine and **Bennett & Rolling** intersections:

Both of these projects are completed; both have been fine graded, seeded and sodded in some areas. Our thanks go out to Alan Johns who provided some sod for the Harbor Road project!

Mason Lane

The MDE application for Mason Lane has been submitted (along with the required fee). We are now awaiting their response.

After careful consideration by the Budget Committee and serious value engineering by the design team, the design solution we will present here is what we believe to be in compliance with the Court Order, all governing agencies and within the financial capability of CICA.

John reviewed the existing Mason Lane plans:

#1 – Original plan from American Engineering:

- Widen the Lane on the downhill side:
 - Fills into wetlands.
 - Prohibited.
- Widen the Lane to the uphill side:
 - Involves cutting numerous large trees.
 - Cost prohibitive since for each large tree cut we would be required to replant 200 (two hundred) plants.
- Specifies a full length trench drain along the uphill side of the Lane.

#2 – Initial Design Team Plan A:

- Maintain the driveway at its current width (~ 9' at the narrowest).
- Full length trench drain on the uphill side.
- Provide an emergency vehicle turn around at the south end.
 - The Chirras have graciously provided this easement on their property.

#3 – Design Team Plan B:

- Maintain the driveway at its current width (~ 9' at the narrowest).
- Install partial under drains where needed.
- Provide an emergency vehicle turn around at the south end.
- Gabon wall on downhill side – no wetland encroachment.
- Install guide posts rather than rails at the steep slope section.
- Note: This plan allows for future paving; Plan #1 and #2 would not allow for paving due to the trench drain on the uphill side.

President's Statement:

Plan #3 is financially viable and Chris requested the cooperation of the Mason Lane litigants. This plan would provide a workable compromise.

Note: Discussion followed in Executive Session and is not recorded in these minutes. A productive session. A similar Executive Session will follow the July Board Meeting and was announced at this time; parties with a vested interest are encouraged to attend.

Paving of all Chesapeake Isle roads

As you may know, the Community voted against paving all of our roads several years ago. This proposal failed by a very small margin (4 – 6 votes). It is believed it may be time to revisit this question.

Since 2009 through the end of FY 2015 we will have spent close to \$400,000. on road improvements and infrastructure. We need to protect our investment. The current road maintenance program based on volunteer labor and a tractor that is old and in need of replacement is unreliable and unsustainable.

As one example, Mowbray was professionally re-graded in 2012. It is now eroded and in need of repair. The cost of paving is roughly twice the cost of regrading with stone, but paving will last considerably longer than two years. We will investigate the feasibility of this alternative and report to the Board.

FAQ: Why does a gravel road fall apart?

The gravel / millings which we use are comprised of 3 sizes of stone – coarse, medium and fine. The fines which help to bind the roadway surface are kicked up as dust from vehicular traffic, the medium stone tends to move to the side of the road thus creating a barrier for storm water runoff thus preventing the designed swales to carry the water away – storm water runs down the middle of the road – road surface erodes. Snow plowing just makes the situation worse.

We have already invested a significant amount of money on storm water management; this was not the case several years ago – we now have the water management infrastructure in place and should protect our investment.

Over the next few weeks Diana, Andrea and John Murray will develop a survey questionnaire on the topic of paving all of our roads. John distributed a sign up sheet soliciting help with a telephone survey of property owners on this topic – in addition the “Survey Monkey” web based survey tool may be used to allow this survey to be answered on-line. A presentation will be made at the Annual Meeting.

- Tractor (vacant)
The position of Tractor Committee chairman is vacant. In the event we cannot find a new chairman, we will need to contract for professional maintenance for the tractor and mower.
- Web page / e-mail (Diana Hawley)
Routine updates continue to be performed. Please report any additional web site revisions to Diana Hawley. chesapeakeisle.secretary@gmail.com

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 at this time.

Property owners and residents are reminded that all Board meetings are open meetings and visitors are always welcome.

Old Business

Community Signs

Don Manges has been updating the community sign for some years and wants to retire. This position entails keeping the community sign up to date as to upcoming events, Board meetings, etc.

Anyone interested in taking over this position, please contact Don or any Board member! Community storage space is available for the various sign materials if you do not have space in your home.

Budget Committee

The CICA and Community Maintenance Budgets were approved by the Board at the May Board meeting and will be published in the July Newsletter.

New Business

No new business was presented.

Announcement of next Board Meeting:

The Secretary announced that the next monthly Board meeting is scheduled for Tuesday, July 15, 2014, at 7:00 p.m. at the Pavilion.

Meeting adjourned: A motion was made to adjourn the meeting; all in favor. The meeting was adjourned at 8:39 pm. Executive Session followed with the Board plus interested parties concerning the Mason Lane project.

Respectfully submitted,

Jim Carter, CICA Secretary