

**HSIA BOARD MEETING  
THE KEY SCHOOL  
OCTOBER 25, 2007**

**BOARD MEMBERS PRESENT:** Bill Shuman, Bruce Walker, Mark Jones, Ray Sullivan, Bill Anderson, Kate Penn, Alan Weiss

**ADMINISTRATIVE STAFF:** Jean Somers, Jim Schwallenberg

**GUESTS:** Kathy Ballman, Judy Steinberg, Jeri Singleton, Novek Skovajsa, Lusane Sujnova

Bill Shuman called the meeting to order at 7:15 pm.

Minutes from the September Board Meeting were distributed and accepted and amended.

**TREASURER'S REPORT:** Bruce Walker reported that we have \$196,940.22 in our accounts. The General Fund loss of rental income is mounting. We have a new renter as of the end of October. In October, we moved \$10,000 of the \$21,962 that Special Tax Fund owes the General Fund for legal fees incurred last year to the General Fund to keep the cash balance in the GF up. Piers & Harbors looks good – nothing to report. Special Tax – dumpster expenses will outstrip the budget. Legal fees for the first three months of our fiscal year are \$5,096 versus total year budget of \$8,038.

**PRESIDENT'S REPORT:** Bill Shuman reported that there was a mix-up on the scheduling of a conference to see if there could be a settlement on the Beach Strip Lawsuit. The lawyers will have a conversation to try and work something out. Our offer is still being made to the three lot owners. Bill asked Jean Somers to make sure info is correct for the Santa's Run donation at the pool. There was some confusion last year. A bench donator contacted Bill and mentioned that some prospective homebuyers were visiting the beach during her memorial dedication ceremony. She invited them to the ceremony and knows that one bought a home in Hillsmere.

**BUILDING PERMITS:** Bill Anderson reported on a variance request for 151 E. Bay View Drive. The variance request is for a garage to be built on the front of the house (street side) with a sideline setback of 9 ½ feet from the right side of the house. The lot is odd shaped and odd contoured and in a critical area. Discussion followed. Board decided to deny request. Resident needs to comply with the 15-foot sideline setback. The resident will go back to the architect for a new design. Bill Anderson also got info on the fence constructed around Lake Hillsmere on Harbor Drive. There is a right-of-way connecting Fogle Drive to Harbor Drive which is 50 feet wide. The fence stops before the right-of-way. Bill will issue a permit accompanied with a letter. Bill reported that 34 permits have been issued to date.

**ADMINISTRATIVE:** Jean Somers reported that the November Sea Breeze would be out next week with a ballot and bios for the election.

**SECURITY:** Alan Weiss reported that monitoring buttons for Flagship Investigations are missing. We should pay for these – two are missing @ \$12.00 each. Mark Jones mentioned that

the vacant lot on the corner of Sunset and Hillsmere Drives has become a hangout for teenagers dinking and smoking marijuana.

**PROPERTY:** Bill Shuman reported for Noel Gasparin that the rental house has been rented with a six-month lease and then monthly lease after that. Noel is checking with Stewart Landscaping to see if they agree to a two-year contract for lawn services.

**PIERS & HARBORS:** Mark Jones reported on some concerns with the idea of a card key at the marina gate. We can install a box with a card key inside that the Fire Department can open if they need to get in. If the power goes out and someone tries to push the gate open, the gate locks in position for 4 hours and cannot be moved. The water and sewage pump out will be turned off on November 15. Mark has some items from Tom Anton being stored at his house – a pumpout hose, clean marina items and a ladder. The next Piers & Harbors meeting is scheduled for November 13.

**WELCOMING COMMITTEE:** Kate Penn reported for Angie Carroll that new resident materials could be presented in a canvass bag. We could also order bags to be sold to residents. **Kate Penn motioned the board approve \$500 for 100 bags, 50 set aside for new residents and 50 for sale at \$10 a bag. Alan Weiss seconded. Vote taken – unanimous.**

**BEACH:** Kate Penn reported that the beach committee requests purchasing replacement tops to all picnic tables for \$1729 (4 large and 2 small tables). If we purchased new tables, they would cost \$700 each. This is a significant costs saving. **Kate Penn motioned the board approve \$1729 for replacement tops and benches for 6 tables at the beach. Mark Jones seconded. Bruce Walker questioned why do it now and why not wait until the Spring? That way, if we need the community repair money somewhere else, it would still be available. Discussion followed. Kate withdrew the motion and will wait until the Spring.** Kate spoke with Key School regarding use of our beach port-a-pottie during fall and spring sports seasons. Beginning this Spring, our beach port-a-pottie will be delivered one month earlier and will remain one month longer in the Fall. Key School will pay rental fee for those months and Kate will also ask Key School if they are willing to pay for pick-up and delivery of port-a-pottie before and after Halloween. The Beach Committee is meeting with Flood Bros Design Team to go over the presentation for the general meeting. Kate also reported on the shoreline tour.

**ANNAPOLIS NECK PENINSULA FEDERATION:** Ray Sullivan received five checks from Hillsmere residents totaling \$180 for donations to ANPF. Ray reported on the Annapolis Neck redevelopment. ANPF is working on protecting the forest and our communities. The City of Annapolis is also rewriting laws and changing the definition of water front lots. **Ray motioned the board support no change to the current definition of water front lots. Bruce Walker seconded. Vote taken – unanimous.**

**NOMINATING COMMITTEE:** Bill Shuman reported for Ted Shepherd that seven board positions are up for re-election. Five current members are running – Kate Penn, Natalie Lobe, Bill Anderson, Ray Sullivan and Christina Friday. Sue Miller, Chris Elkington and Jennifer Adams are new candidates.

**BUDGET:** Bruce Walker presented the FY2009 Budget. Discussion of raising fees for boat ramp keys. Discussion on budget with questions and answers. **Bruce motioned the board approve the FY2009 Budget as presented. Mark Jones seconded. Vote taken – unanimous.**

**COMMUNITY PROPERTY ENCROACHMENT:** Bill Shuman made the following motions:

- 1. In reference to 103 East Bay View and the set of steps that extend onto community property, have C.D. Meekins mark to actual boundary adjacent to the steps and then have the part on our property removed. Before the steps are actually removed, give the owner a final chance to comply with our request to remove them or agree to the terms described in the letter dated 9/23/07. If we have to remove the steps, then bill the owner for our costs. Alan Weiss seconded. Discussion. Cost from C.D. Meekins is \$400. Vote taken – unanimous.**
- 2. In reference to 133 East Bay View and the hedges that extend 2 to 3 feet into community property on the marina access road, get necessary permission from the County and then have the hedges cut back to the property line that has already been marked by C. D. Meekins. Before the hedges are actually removed, give the owner a final chance to comply with our request in a letter dated 5/6/07. If we have to remove the hedges, then bill the owner for our costs. Ray Sullivan seconded. Discussion. Vote taken – unanimous.**

**OLD BUSINESS:** None.

**NEW BUSINESS:** Bill Anderson mentioned that every time we notify a resident of the proper procedures for obtaining a building permit, we send a certified letter and it costs approximately \$5.00. The charge for a building permit is also \$5.00. Bill suggests charging a higher price for building permits to the people that receive the certified letters to offset the cost. **Bill Anderson motioned the board approve a \$20 building permit charge for residents that received a certified letter asking them to apply for a building permit effective January 1, 2008. Bruce Walker seconded. Discussion – announce in the Sea Breeze prior to effective date. Vote taken – unanimous.**

There being no further business, the meeting adjourned at 9:50 pm.

Respectfully submitted,

Jean Somers  
Administrator