

Minutes of the Property Owners Association of Arundel on the
General Membership Meeting—April 4, 2015
Eastport/Hillsmere Public Library, 269 Hillsmere Drive

Call to Order/Welcome/Approval of Minutes of the January 10, 2015 General Membership Meeting:

The meeting was called to order at 12:07 p.m., quorum having been achieved. In attendance were Board Chair Lori Strum, Board Members Mike Adams and Mike Lord, President David Delia, Vice President Donna Watts-Lamont, Secretary Pamela Duncan, and Treasurer Roxanne Veal.

Members of the community in attendance were Aris T. Allen, Philip Allen and by proxy Susan Allen, Myron Aldridge, Pamela Bennett, Ed and Kathy Conaway, O. Margaret Delia, Roy Karten, Marion Kratage, Lowell Lamont, Josefa O'Malley, Martha and Bob McDowell, John Moses, David Osias, Richard (Dick) Peyton, Isam Saman.

The minutes were approved as prepared. The officers and Board members were introduced.

President's Report:

David encouraged service on the Board or as an Officer. He indicated that requests for mosquito spraying, the sampling of beach water quality, and duck hunting permits (to block hunting off AOTB shores) have been applied for and approved. Representatives of Fire Station 8 will be invited to a subsequent meeting. The county dumpster is to arrive at the beach on April 17 and depart at 1:00 p.m. on April 18.

Sheila Keating has resigned as Treasurer but will continue to serve as Bookkeeper undertaking specific duties as approved by the Board. Roxanne Veal has been appointed to fill out the term of Treasurer. The new Treasurer responsibilities will be contained in a proposal for modification of the constitution. A vote of concurrence on these actions was requested and received.

Since the issue was raised by Maurice Tose at the last General Meeting, the Board held discussions on the issue of rental property within the community and sought legal opinion on the matter. Board member Alison Buckler drafted an information sheet for the use of owners who are renters for their tenants.

A spring fundraiser is under discussion. A 2nd Annual Arundel on the Bay Community Run will be held on April 25. Organized by Alison Buckler, the 5k run begins at 11:15 a.m. and is also a fundraiser.

New neighbors have purchased 3465 Rockway Avenue and are in the process of renovating the property. 1315 Magnolia has been cleaned up and was for sale.

Alan Hinman and Randy Tritt did a superb job on snow and ice removal. Almost \$15,000 was spent for that task this winter leaving less than \$60,000 until November/December 2015 for patching of roads, scheduled maintenance, legal and other unexpected expenses. Potholes on the north/south roads are fixed by the county Department of Public Works, telephone (410) 222-7045. Please let Alan Hinman know of problems on the east/west roads.

The Fire Department water pipes on the pier are to be replaced by Mike Morrison at an estimated cost of \$8-10,000. Donna Watts-Lamont will send invoices to holders of slip and kayak rack reservations; checks are to be returned to Sheila Keating. Construction of the kayak racks on the beach at Magnolia and Cohasset Avenues and near the Newport Avenue pier at a cost of \$2,000 is to begin soon.

The updated community Directory has been put on the website. A limited number of paper copies will be printed and distributed by Lori and David. Great thanks and praise are due to volunteer Sheri Reno for her efforts.

Dog issues, including disregarding leash law and waste, have been addressed in a recent e-mail blast. If violations are observed please report them.

The entry wall is to be washed, repaired, and repainted soon. A new entry sign box, ordered by Lori, will be installed.

The February 7 power outage was the result of underground cable problems up-line which took longer to find and to fix. New re-closers, smart meters, and tree trimming by BG&E lessened the effect considerably.

The Treasurer and accountants advised that the Board policy of for when competitive bids should be sought be amended from work over \$2,500 to work over \$5,000. The Board has voted this change.

Tim Hamilton has been appointed the new Editor of the **Pier**. Many thanks to long-term Editor Philip Allen for his excellent service.

Board member Mike Lord is assembling an updated constitution, rules and regulations, and policy documents for the website adding already community-approved amendments and adjusted policies into account. A more complete reworking of the constitution is needed and the results of this larger project will be submitted to the community for approval.

Martha McDowell of Newport Avenue will be initiating an AOTB website-based, positive only, home services directory to be called **Martha's List**, later this year. Please assemble any positive experiences and contact data.

The Officers and Board were addressed by the Atterbeary/Coble claimants at a special meeting on March 16. On the advice of counsel, no dialogue was permitted. The Board will meet in Executive Session on April 7 with legal counsel to discuss further and determine a course of action.

The Wine & Jazz party will be held on Saturday June 13 from 4:00-7:00 p.m. instead of June 14 as previously announced.

David will be out of the country from April 9-25 and in Alaska from May 1-11.

The next General Membership Meeting will be for elections on June 20, from 11:45 a.m. until 2:00 p.m. at the meeting room at the West Street Library.

Treasurers Report:

Roxanne presented the Profit & Loss Budget vs. Actual for the period July 1, 2014 through March 30, 2015 showing total expenses of \$90,070 and net income remaining of \$112,830. \$50,000 will be set aside for minimum monthly expenses for maintenance of real property, special police, BG&E, and already budgeted projects to avoid financial problems until the November disbursement is received from the county. The cash projection through December 31, 2015 leaves \$52,376 to cover additional road repairs and maintenance as well as any legal and other unanticipated expenses. Roxanne indicated that current time sheets will be required as will full paperwork before she will process any reimbursement.

Nominations Report:

Donna opened nominations for 4 vacant Board seats and the retiring officers' positions. Philip Allen nominated David Delia for a second term as President. Pam Bennett was nominated for the Board as was Tee Allen. Already indicating interest in running for the Board are Kinley Bray, Dick Peyton, and Ed Conaway. Lori Strum will run again for the Board as will Donna for Vice President and Roxanne as Treasurer. A nominee for Secretary is sought. Candidate bio's are due to Donna by May 1.

Traffic Safety Committee:

Mike Lord noted that his term on the Board ends this year but that he will continue to chair the traffic safety effort. The 9 committee members; Dick Peyton, David Zeman, Donna Watts-Lamont, Lori Strum, Lolly Thomas, Phil Colbert, Paul Lehman, Ralph Powers, and himself met with County Engineer Nestor Flores. The county will collect data on traffic flow in the community. The Committee will develop a list of things that can be done to reduce speed and provide an update at the next General Meeting.

David noted that the county engineer said that we are not permitted to include a radar feature in any new entry signage as had been proposed.

David recommended that residents seek out the autobiography of community member Bill Keyes, whose memoirs were assisted to publication by neighbor Fern Underdue.

General Discussion:

Tee asked the status of income from slip rental fees. David noted that there are fewer requests and thus reduced funds, even at the currently reduced rates; however, one or two new slip renters is anticipated this season.

Roy Karten asked about progress on renovations of a house on Oak Avenue at the bay where new residents have parked a trailer on the street blocking his view. Lori noted that county building inspectors were called and the residents had obtained a building permit.

Philip Allen invited residents to a briefing "Civil Liberties: Battlefronts of 2015" by the American Civil Liberties Union of Maryland to be hosted by the Allens and the McConnells at the McConnell's residence 3504 Rockway on Sunday May 3 at 3:00 p.m. Refreshments will be served.

Isam Saman proposed that the exit from AOTB through Oyster Harbor be opened as there is too much traffic on Cohasset Avenue and it is a safety hazard to have only one exit from the community. It was noted by several residents that the passage was only blocked by removable bollards.

He also asked about expenditures for the beach and it was noted that Lori and Roxanne have had a study of the beach done by a Maryland state expert in natural resources. A long term capital project, to be funded through various government grants, is intended to help reduce erosion and rejuvenate the beach to a more natural condition will be proposed.

Myron Alridge of 3507 Rockway pointed out standing water in the area of Rockway and Newport Avenues worsened after the installation of the Chestnut Avenue drainage project. David noted that full benefit of the new project had not been achieved and would not be known until after the summer. Lori and Lowell Lamont will monitor this and will seek assistance from the county engineer.

Martha raised the condition of a house at Newport and Redwood Avenues which has been boarded up and the lot unkempt.

Mike Lord proposed that perhaps the by-laws could be amended on the subject of upkeep and that legal options available to the community be researched. A Property Maintenance Committee chaired by Roy Karten and consisting of Ed Conaway, Dick Peyton, and Mike Adams was appointed by David. Ed noted that his previous community had some experience in this area.

On the motion of Roxanne, the meeting was adjourned at 2:00 p.m.

Respectfully Submitted,

Pamela T. Duncan, Secretary

April 22, 2015