

CAPE ST. CLAIRE IMPROVEMENT ASSOCIATION
QUARTERLY MEMBERSHIP MEETING
OCTOBER 23, 2018

The October Quarterly Membership Meeting was convened on October 23, 2018 at 7:50 P.M. in the Cape St. Claire Clubhouse. President Breeden called the meeting to order at 7:50 P.M. and thanked all for attending and said he hoped we were all enjoying the fall weather. He noted this was the last meeting of 2018 and said the presentation of the proposed FY20 budget, which will also be presented in the November and December Capers prior to a January vote, was on the agenda. Town Manager Ryan Anderson will fill us in on recent activities, and President Breeden will update projects. He noted the volume of work required in clean up after recent storms and thanked the many volunteers. He said the Board has been busy with meetings, and hosted 2 candidates' nights and a Board of Education night in conjunction with the Broadneck Council of Communities, and he thanked Governors Schmidt and Szczytko for acting as panelists posing questions. He noted that early voting starts on Thursday, with the Severna Park library being the location closest to us.

Secretary's Report / Approval of Minutes:

The Minutes of the July 24, 2018 Quarterly Meeting: Jane Barss moved that these minutes be approved as written. The motion was seconded by Phil Ourisson and the minutes were approved unanimously.

Treasurer's Report / Approval of Profit & Loss (P&L) Statements:

The May 31, June 30, and July 31, 2018 P&Ls: Harlow Winterson moved that these P&L statements be approved as presented. The motion was seconded by Lou Biondi. President Breeden noted that these were the last 2 FY18 statements and the first of FY19. In response to a question regarding Piers projects, President Breeden noted the higher expenditures, \$130,000 of which came from cash savings, and reiterated that Piers are self-funding. The motion was then approved unanimously.

President Breeden welcomed Corporal Corey Schweitzer, one of our security patrol police officers.

Presentation of the FY2020 Budget and Discussion:

President Breeden started by explaining that the bylaws require the budget to be presented to the membership at the October quarterly meeting. This is the proposed budget for fiscal 2020, which starts in July 2019.

He went over the various columns in the budget, noting that the first column detailed SCBD income and expenses, based on 2,309 current tax accounts. The second and third columns represent all non-SCBD and Piers income and expenses respectively. The remaining columns are for comparison of previous budget figures.

He noted that we did not raise fees in 2019, but used reserves, and we are planning to raise the SCBD fee from \$175 to \$190 for FY 2020, while keeping the cap at \$200. He noted that we have a small reserve of \$11,000 that we have to hold onto until FY2021, by law.

He went on to explain the various sources of income, with 2,537 lots currently paying the \$10 maintenance fee, and noted that Clubhouse fees will be going up.

He explained the Piers capital assessment, noting that it was used to fund major pier improvements, and said the proposed budget includes a 12.5% slip fee increase.

The total income from all sources for FY2020 is projected to be \$697,569.90.

He said we need increases for some mandated expenses and others by choice, noting that insurance and legal costs are higher; there is a new line item for events; we are still scanning old files; payroll and benefit expenses have gone up; and repairs and maintenance costs continue to climb, particularly with storm debris and tree work.

He mentioned the new signboard is up and has received many positive comments. He thanked Town Manager Anderson and Governor Lamb for their work on the project. He added that we will be replacing the welcome sign, and that the BLOA will be chipping in for the signs.

He noted that we have achieved savings on utility costs with new lighting in the Clubhouse and improvements on the piers.

He mentioned the wages for the various employees, including our office manager, Town Manager, Piers administrator, groundskeepers, and beach attendants, as well as our 4 security officers, 2 of whom live in the Cape. He also noted that we have gone from a "fix it when it breaks" mentality to being more proactive at addressing issues before they become problems. He added that technology costs go up and we are looking for new office computers as well as software that will enable us to handle receipts more efficiently.

All of this adds up to \$595,705 in general expenses.

As far as capital expenditures go, he noted the new walkway and wall on the Main Beach, the ongoing beach replenishment project, the Clubhouse renovations, both completed and planned, and the Piers improvements, along with the soon-to-be installed new playgrounds. Other than continuing to spend our \$41,000 a year on the beach replenishment project, where we will have spent \$200,000 to date, we will take some time off from major expenditures to regroup.

Total expenditures proposed for FY2020 add up to \$697,240. Subtracted from income, this leaves us a surplus of \$329.90.

There was a brief discussion about the difficulty in raising the maintenance fee from \$10, and President Breeden pointed out that the increase in the SCBD fee amounted to only \$1.25 a month per account.

There was a break from 8:30pm to 8:42pm.

OLD BUSINESS

Town Manager Ryan Anderson noted that he has been on the job for 6 months. He said the beach attendants did a great job this year and thanked everyone for cooperating with them. He said there were 13 this year and there will be 11 next year. He noted the successful volunteer beach cleanups and noted

an award given to Youth Sailing for their efforts. He said spraying for phragmites continues at Lake Claire. The new signboard is 99% done and the old one may go to Deep Creek. There were permitting problems with the new Main Beach playground, but the installation will go quickly once those are resolved.

He said there are problems with the boat ramp at Deep Creek and asked boaters to please not power load. If anyone witnesses power loading, please report it to him. He said the piers inspections are complete, Little Magothy pier lot has been repaved, safety equipment is up, and we have a new pump out machine at Deep Creek. There was some sewer pump repair done by the county at Deep Creek.

Insurance policies are being reviewed.

He is monitoring the step pool work at the firehouse and at Graul's Field. The firehouse work is due to end this month. The Cat Branch restoration is ongoing. There is a project in the works for Lake Claire step pools.

He is attending a professional development course at the Watershed Steward Academy, which will make him the 4th watershed steward in the community.

He said there have been 17 covenant issues dealt with so far this year.

President Breeden discussed Biohabitats and the beach replenishment project, which started in 2014. He said we have met with the Corps of Engineers, MDE, and DNR regarding the plans, which are on our website. We are in the permitting stage, which will take 240 or more days. Abutters have received letters about the permit submission and we have received about a dozen comments back. They will be public on our website. We still need to look for funding, as it's clear, although not official, that we did not get any money from last January's county awards. We are hoping for a better outcome when we and Greenvest resubmit. There are also state and federal grants and contracts to look into, and the bond bill submission period is coming up again. We are going to partner with the Alliance for the Chesapeake Bay for grant writing help. As we get closer to being shovel-ready, more money may become available. Greenvest is looking at all 7 of our sites for possible funding. As we keep looking for funds, it should be noted that the permits are good for 2 years, and can be extended for quite some time.

Governor Lamb said the bathroom renovations will begin in February. There will 3 bathrooms, with one ADA accessible. She noted that Thursday night is trick or treating at the shopping center, with Halloween Happenings scheduled for Saturday, with a possible Sunday rain delay.

Lou Biondi said he's heard nothing from the County regarding the dangerous overgrowth on Glenwood Dale. President Breeden and Town Manager Ryan will look into it.

NEW BUSINESS

President Breeden said there is still time for people to run for office for the January elections. He said there are 4 people running for the Budget Committee: Mike Buchet, Charlie Moore (both incumbents), John Oliver, and Brad Medley. There are 3 openings for Governor. He, Governor Zadera, and Governor Lamb are running for re-election, but the Board could go to 12 members if 3 more people wanted to run. There will be a new set of officers after the election. He noted that Governor Lamb is in her 21st year of service, and commented on Governor Zadera's streamlining of the building application process before he took over as Treasurer.

President Breeden brought up the matter of rewriting the covenants, which were written in 1949 and have been haphazardly amended over the years. He noted that a new state law allows us to remove our racial covenant #6 without a vote. In fact, we are required to remove it by next September. It will be gone in January as we write up new HOA packets.

He said our attorney has looked over the covenants and has given us a rewrite, which we are looking over. A committee of Governors Fairchild, Layman, and Roche will be working with the attorneys. We will need to give the membership 120 days notice of the changes, with possible discussions at the January and April meetings and a vote at the July meeting.

President Breeden said speed flashers should be installed on the Green Holly and Cape St. Claire road islands by Thanksgiving. They are already in place on Chestnut Tree by the elementary school. President Breeden and Town Manager Ryan worked with the county traffic engineering division on this.

Several residents mentioned speeding between the firehouse and College Parkway, and also in the shopping center lot, along with rolling stops throughout the Cape. They said we all need to set an example by slowing down. The Board will talk to the BLOA about the parking lot. It was noted that we have the maximum number of speed bumps allowed between the firehouse and the elementary school. It was added that residents can call the police (not the 911 number) to try and get enforcement.

Phil Ourisson mentioned the CCC Harvest Bash at the Clubhouse on November 2.

Governor Lamb said that Breakfast with Santa will be on December 8.

President Breeden said that pictures with Santa at the Guardhouse will take place on December 1.

ADJOURNMENT

Lou Biondi moved that the meeting be adjourned. The motion was seconded by Reg Barss and passed unanimously. The October 23, 2018 Quarterly Meeting of the Cape St. Claire Improvement Association was adjourned at 9:26 P.M.

MEMBERS PRESENT

Governors Breeden, Fairchild, Lamb, Layman, Macindoe, Roche, Schmidt, Szczytko, and Zadera were present, as was Town Manager Anderson.