

ARPOA Board Meeting Minutes

April 1, 2014 7pm

Bay Ridge Christian Church

Community comment period

Present: President Bodor, Vice President Connerney, Treasurer Weed; Directors: Dodge, Glover, Goldberg, Greve, Hemminger, Hoffman and Steindler.

Absent: Secretary Nicholson

Call to order 1907h

Approval of Agenda by unanimous consent.

Approval of February meeting minutes.

Reports of the Officers

President

Executive Session

The board met in executive session on March 11 from 7 to 9pm at the home of Rob Greve. The purpose of this meeting was to continue discussions related to legal strategies pertaining to the enforcement of the 1987 covenants. No actions were taken at that meeting.

Key School Meeting

On March 18th, members of the ARPOA Board including myself, Jack Connerney, Amy Steindler, Andrew Hemminger, and Jere Glover met with Key School Board member and representatives to renew discussions that have occurred over the past few years. You should have received an email update with a summary of our meeting. The meeting was held in the (very cold!) clubhouse for about 2 hours. The meeting was requested by ARPOA. The purpose of the meeting was to continue a dialogue with Key with regard to Key's development plans in Annapolis Roads and to establish a relationship between the new ARPOA Board and Key's leadership team.

Key presented their current development plans, which have undergone revisions subsequent to their initial submission to County Planning and Zoning, and advised that they expected to submit their current development plan to the County for approval later this month. No specific submittal date was given.

Key advised that they had made adjustments to the development plans in response to resident's concerns. The current development plan can be viewed on their website. ARPOA representatives emphasized that community concerns could not be met without legally binding and perpetual commitments, such as those implemented via deed restrictions on the property. Given the upcoming hearing by the Court of Special Appeals, Key School representatives suggested that ARPOA pursue

discussions regarding specific protections sought by ARPOA members, in the event that Key ultimately prevails in court and their development proceeds. No details were discussed at this meeting.

We will be revisiting the list of resident concerns presented by previous ARPOA Boards and compiling discussion points for our next meeting with Key. Please note that the ARPOA Board is mindful of its responsibilities under our charter and bylaws, including our fiduciary duties and our responsibilities to enforce the covenants and protect the property rights and property values of its members. All actions by the Board are taken with these duties in mind.

Vice President

Discussion of dredging the channel from the Bay into Lake Ogleton, jetty studies, and signing support of the bordering communities and the Coast Guard. Director Connerney stated that he will be unable to attend the next meeting to discuss the desired dredging of Lake Ogleton on April 8th. Director Greve volunteered to attend on behalf of the Board.

Secretary – March meeting cancelled due to extreme weather.

Treasurer – See attached.

Treasurer Weed indicated that there would be no disbursements until issues with the County were resolved and indicated that non-tax funds were sufficient to cover any contingencies.

Public Works Director Report:

Snow Removal 2013/2014 Season: A total of \$9250.00 for plowing and treating of ARPOA roadways.

Landscaping: Contract with Maple Valley Landscaping for 2014 grass cutting service. No cost increase.

Met with landscape chair Nancy Moitrier for evaluating of spring clean-up:

- Cutting back of specific plants at both sides of the entrance to the community and white gates.
- Clearing back of brush and removal of five trees on the right side (landscaped area) entrance to the community.
- Clearing of brush and trimming of pine tree on the left side at the White Gates and access pathway.
- Edging of both sides at the entrance of the community and White Gates, clearing of all debris and covering with a one-inch covering of mulch. Installation of road-side markers at entrance to community.
- All ARPOA roads will be cut back and cleared of debris.
- All ARPOA circles (Harbor, Jenniper, Paca, Lyon) will be weeded, cleared and re-mulched.

** This is an annual community clean up at a cost of \$5000.00.

Additional cleaning, clearing, and mulching at the Beach Overlook area, parking lot and pathways will take place after June 15, 2014 due to the eagles at an additional cost of \$1000.00.

Nancy Moitrier would lead the mulching effort.

Discussion: Are there less costly options to mulch such as using tree chips – especially since they are readily available for minimal to no cost. PWD Stroetzel and Landscape Committee Chair Nancy Moitrier advised of the risks of using wood chips due to the increased depletion of nitrogen from the soil. The Board postponed approval for mulching.

Trees: Met with Mike Nichols of Tree World and did the annual inspection of trees on ARPOA roads and property.

- Numerous limbs need to be removed at the circle on Claibourne Road, Lyon Drive, Paca Lane, Queen Anne Circle, Lands End at Eden Circle.
- Several trees need to be cut down and removed:
 - Boat ramp
 - Right side entrance of community
 - Two large gum trees at Eden Lane
 - Three trees on pathway going down to the beach
 - (Sand area)
- Three large trees at the edge of Altura and overlook.

An estimate of three days at \$1800.00 per day was given.

Discussion: Due to the current limitation of funds, and proposed cost, it was determined that the tree management should be limited to 1 day at \$1800 to include the safety inspection and management of potential tree hazards. If the safety concerns can't be mitigated in the 1 day, additional days may be acceptable to address those needs.

Boat Ramp: Working with Board Member Rob Greve, who is in charge of Boat Ramp revitalization.

- Arranged for dumpster for boat ramp clean up. (This will be moved to upper beach parking lot for Overlook clean-up day on April 26, 2014.
- Obtained two bids for retaining wall behind dinghy racks. 1. Bay Ridge Landscape gave a cost of \$4500.00. 2. Maple Valley Landscape of \$3000.00. Permits will be required.
- Decision was made to redo cable system and move post for gate security system.
- Rob Greve will give an updated report.

Dumpster Days: The County will provide dumpsters to the community on September 5 and 6, 2014.

** Hazardous Waste Day at the Millersville Landfill is Saturday. April 12, 2014.

Porta Potty has been placed for the summer season. A sign will be posted of "no trash, diapers or dog waste" into Porta-Potty.

Mosquito Control: A proposed contract has been set up for treatment of Overlook with Mosquito-Man. Starting date to be determined.

Discussion: The Board discussed the need for mosquito control at the Overlook. PWD Stroetzel stated that the treatments will occur on a 20-day cycle at \$225 per treatment. The estimate, which is the same amount as last year, is \$1,200 per season and requires a contract with the vendor. The Board agreed to move forward with the expenditure as stated.

The Bay Breeze will include information about mosquito abatement, including eliminating containers with standing water, etc.

Operation Clear Water: In the past we have used the bi-weekly testing of the water at beach area.

Discussion: The Board discussed the benefits of Operation Clear Water, and agreed that the service is essential to the Community. Further the Board agreed to the expenditure of the biweekly charge of \$189 for the season.

Overlook Reservations: In the Bay Breeze, if it could be stated for residents wishing to reserve the Overlook to go on the website under reservation to reserve and not call Steve Stroetzel.

Overlook Area: Still trying to work out details for Eagle Scout project for the building of steps and erosion control at the bottom of beach pathway.

Several rails and posts on fence will be replaced. Evaluation of overall fence condition is poor. Needs to be replaced. Will start looking for bids for replacement.

Beach parking lot area needs installation of new gravel. Will get several price quotes.

Proposed items cost breakdown:

Community cleaning and mulching by Maple Valley:

| | |
|--|-----------------|
| Phase 1 | \$5000 |
| Phase 2 | \$1000 |
| Tree cutting and removal by Tree World | |
| Three days at \$1800.00 per day | \$5400 |
| Proposed retaining wall boat ramp area | \$3000 |
| Total: | \$14,400 |

Discussion: President Bodor requested a summary sheet to determine what is critical in order to prioritize the activities. Resolution will be via email among the Board.

Forest Steward Report: No report

Committee Reports

Communications - [insert communications committee report]

Director Steindler reported that she plans to have the Bay Breeze out on or before the end of April with Director Dodge's assistance.

Landscape and Overlook – Committee Chairman Nancy Moitrier reported that there are lots of motivated folks on the committee. She stated that they plan to have a discussion with the land owner on the left side of the white gate (coming into the community) to discuss potential work to that area.

Long-Range Planning – Director Hemminger indicated, Committee Chairman, Bodor was absent, and had no report to provide at this time.

Dock Report – Director Rob Greve, Dock Committee Liaison to the Board, announced that the Dock will re-open by May 3rd. He thanked everyone who had provided assistance to the project both work dates, and especially to Committee Chair, Tyler Bennett for his ideas, labor, and resources. Director Greve indicated that he and Tyler, the Dock Committee Chair, will pursue the appropriate permits for the dock area renovation. Tyler indicated it would be prudent to determine the funds available for renovation of the dock.

On March 19th, the Dock Committee met at Rob Greve's residence to review actions remaining for the next Volunteer Day, which took place on March 22nd. Moving forward, a landscaper will stabilize the area where the boat racks were located. Now that the area is clear, a wood revetment can be installed to create an area for installation of future boat racks.

Present at the March 19th meeting were: Tyler Bennet, Jack Connery, Curt Wagners, Steve Stroetzl, John Murray, Rob Greve

March 22nd Volunteers- Community Dock Clean Up: Tyler Bennet, Linda Dodge, Neal Hoffman, Phil Park, Carol Tabak, Bruce Hays, Susan Hays, Curt Wagner, Brad Houghton

Completed relocating and securing all boats at the Overlook, circa three boats still remain unclaimed. An area left of the Shed for future storage of dinghies. Also power washed the shed to prep it for painting and continued to add "stuff " to the dumpster. Continued a general clean up of the dock area.

Pending Actions:

- Obtain Board approval to fund circa \$10,000 in community dock repairs and upgrades
- Contractor stabilize former boat rack area with a retaining wall and gravel
- Construct and install kayak racks --- two 6x6's with "two arms" for each kayak starting at the water edge resulting in storage positions/space for 30 kayaks
- Repair boat dock as required and install 4x4's and chain at ramp/asphalt to secure ramp and to assist with boat alignment etc.

- Upgrade Paca Lane cable system- new poles and fill ruts with gravel
- Coordinate installation of new floating dock and ladders April 22nd
- Remove Dumpster TBD
- Coordinate proposed relocation of two boat racks to ARPOA beach property
- Issue new boat registration decals and assign rack positions prior to May 3rd
- Update /post rules for Community Dock Use
- Article for Bay Breeze on Boat Registration process for the 2014 Season

Phase 2 Actions:

- Coordinate May 3rd reopening of Community Dock and post at community entrance an invitation to kayak, paddle board and dinghy and small sail boat users to register for use of the Community Dock.

A special thanks to Tyler Bennet for his leadership, his expertise and the use of his tools, truck and trailer to get us to this point! Also, to those that have joined the Dock Committee and those that have volunteered to help clean up the community dock.

Discussion: There was discussion about the tremendous value of the dock to the community and the need to make improvements to retain and improve upon its value.

Motion to authorize expenditure of \$10,000 and if additional funds may be required, to come back to the Board. Seconded. Unanimously approved.

Treasure Weed requested a total bill, and that approval should be subject to a review of the detailed report. [A detailed proposal will be forthcoming].

Traffic – [no report – see old business]

Watershed – [no report]

Welcome –No report. However Director Goldberg, Welcome Committee Board Liaison, indicated that Bobbi Hobson stated there was little activity this winter, but that Bobbi has a bill to submit for approximately \$100.

Old Business

Traffic Committee Charter - Director Dodge, as liaison of the Traffic Committee, requested that the Board consider the revised Traffic Committee Charter that was originally presented in February. She indicated it was amended to include “working with the County and ARPOA Board.” Copies were distributed to the Board with the amended verbiage high-lighted.

Motion to accept the first 2 paragraphs of the document as the charter. The remaining information was a summary of consideration to date. Seconded. Discussion: Vice President Connerney indicated he would like to offer additional edits. Director Dodge requested the charter discussion and vote be withdrawn until Vice President Connerney could offer his recommendations to the Traffic Committee. Motion withdrawn.

Deer Control - Treasurer Weed made a motion “to engage ESA to assess the health of the woods and to determine if damage is significant or not and proposed that the Forest Steward lead the effort. Director Weed added that the cost not exceed \$3000.

Amy Steindler seconded the motion for purpose of discussion. Director Dodge asked what other vendors besides ESA did similar research and that other vendors be identified and considered as well as to determine ESA’s history of findings for such studies. Director Connerney requested that the Board solicit proposals from 3 vendors. Treasurer Weed stated he would advise the Forest Steward that he, Doug, has the lead.

Vice President Jack Connerney made a motion to lay the issue on the table. Director Dodge seconded the motion. The vote was 8 in favor of tabling the vote on the motion at this time.

New Business – none

Adjournment – 2030 h