

**Annapolis Roads Property Owners Association**  
**Board of Directors Meeting**  
**October 5, 2021 (7pm - 8:30pm)**  
**Via ARPOA Licensed Zoom Service**

**Meeting Called to Order: 7:01 p.m.**

**Roll Call:** Present – Officers Linda Dodge, President; Trip Buckenmaier, Vice President; Neal Hoffman, Treasurer; Suzy Lutz, Secretary; Directors Cecilia Dalnekoff, Jere Glover, Rob Greve, Bev Hemminger, Lewis Linker, Jack Pietrowski, Carol Tabak

Absent – Director Gary Mols

**Reading/Approval of the minutes:** The minutes from the September 2021 Board Meeting were previously circulated via email with the Officers and Directors for review. Trip moved that the Board concur with the September 2021 Board Meeting minutes. Cecilia seconded the motion. The vote was unanimous to accept the minutes into the record.

**Community Comment Period:** There were no comments offered from the community.

**Officers Reports**

Linda Dodge, President

Linda thanked the members of the Board for their hard work maintaining and improving our community.

Linda recently met with ARPOA neighbor Kate Austin, who is now the Key School director of Communications. They discussed expanding communication between ARPOA and Key School to improve relations and increase collaboration. They expect to meet on a recurring basis and will address concerns as they arise.

Linda and Kate discussed a recent sports event where cars parked on Carrollton Road in the deceleration lane approaching the entrance to the athletic park. Kate advised Linda that this was not Key School's plan or desire, and they will endeavor to better manage the limited parking during sporting events.

Trip Buckenmaier, Vice President

Trip stated ARPOA invested in new landscaping at the neighborhood entrance after the new community sign was placed. This landscaping work was done by ARPOA neighbors Nancy and Pierre Moitrier of Greener Gardens. The plantings were done in the spring, which Nancy and Pierre kept watered throughout our long, hot summer. Trip feels the updated entrance area looks fantastic.

Suzy Lutz, Secretary

Suzy said all outstanding minutes have been circulated via email to Board members for editing and concurrence. She anticipates the minutes will be published to the ARPOA website early next week.

### Neal Hoffman, Treasurer

Neal emailed the September 2021 Treasurer's Report to Board members earlier in the day. Trip made a motion to accept the September Treasurer's Report to the record. Jere seconded the motion. In discussion, Trip inquired about the estimated 1% interest earned on the Non-tax/CPC (Community Preservation Campaign) CD's held by ARPOA. Neal acknowledged the interest rate is low, but stated the money is conservatively invested and easily accessed should financial need arise. Neal said he would research investment options that might yield a higher interest rate. The vote was unanimous to accept the 2021 September Treasurer's Report.

The September report indicated in SCBD (Special Community Benefit District) funds, ARPOA holds just over \$70,200; a total of about \$29,450 in Grant Funds; and a total of over \$206,000 in money market and CD non-tax accounts. The balance on the Ogleton Woods mortgage as of September 1, 2021 was \$788,558. The interest rate is 2.95%. The loan is due to be paid off August 1, 2025.

Additionally, Neal submitted the FY (Fiscal Year) 2021 SCBD materials for audit preparation. He is also currently working on developing the FY 2023 Annual Budget proposal.

Detailed Treasurer's Reports are posted monthly to the Annapolis Roads website and can be viewed by logging into [annapolisroads.net](http://annapolisroads.net) and going to the Members Only dropdown menu.

### **Standing Committee Reports**

Dock Committee – Rob Greve, Liaison; Brad Houghton, Dock Master

The Dock Committee's last meeting was held on September 29<sup>th</sup>, and they welcomed neighbor Phil Parks from Harbor Drive onto the committee.

In his report, Brad described a swale that directs runoff from Paca Lane downhill to the ramp area. This stone swale has become washed out and water is undercutting the asphalt at the top of the hill where cars are currently parking. Also, the new asphalt that rounds the inside edge of the triangle at Paca Lane between house numbers 1003 and 1005 has broken up again. Brad will contact the paving company to again redo this area.

Brad said the Dock Committee is putting together a sub-committee for long range planning. Linda said the Dock Committee should include Board Member Jack Pietrowski, who oversees ARPOA long-range planning. Jack agreed to join the Dock Committee in their long-range planning efforts. Rob stated that for example, one long range planning idea was to expand the boat ramp width. A short-term emergent task is to manage the storm drainage at the rock swale. Linda said we have a number of watershed steward academy graduates living in Annapolis Roads and it might be worthwhile to seek their input.

**Motion:** Jere moved that the Dock Committee ask resident watershed stewards for their input managing Paca Lane runoff and repair recommendations to the rock swale. Lewis seconded the motion. Upon vote, none were opposed and the motion passed.

Additionally, Brad advised that he was contacted by property owner Yvette Shockney, who requested permission to place 2 oyster cages that aid in oyster reproduction under the community dock this coming Saturday. Rob voiced that this area was not a good environment for oysters due to the considerable runoff entering the water. Lewis said the oysters would aid in better water quality.

**Motion:** Lewis made a motion to approve the placement of 2 oyster cages under the dock. Carol seconded the motion. In discussion, a variety of pros and cons were considered. There were no dissenting votes, motion passed.

In closing the Dock Committee Report, Rob said the committee is proposing updated rules for dock and boat ramp use, and also made recommendations for the Board to consider with regard to a property line fence proposed by adjacent property owner Paul Oliver at 1003 Paca Lane.

#### Public Safety – Linda Dodge

Speeding on Annapolis Roads roadways continues to be a chronic problem with delivery trucks appearing to be the worst offenders.

Linda addressed resident concerns regarding parking on Carrollton Road during a recent Key School athletic event. Linda said that Key School staff and coaches were proactive in their efforts to address the event in advance. They sent information to participants and parents about parking and using the Key School provided shuttles etc. Unfortunately, a number of individuals didn't follow their directions. Key staff tried to manage the situation before and during the event. Linda said she expects that Key School will be able to resolve these issues in the future.

Linda added that it may be beneficial in the future to include notices of large Key School events planned at Fusco Field in future Community Updates. This would allow Annapolis Roads residents to consider avoiding the area during major events by taking Ogleton Road when practical.

#### Public Works – Linda Dodge, Liaison

Linda stated there are several trees on the ARPOA right of way (ROW) on Queen Anne Circle that are failing and may need to be removed. BGE will be advised as the trees are in close proximity to electrical lines. If BGE is unwilling to address the concern ARPOA will need pursue removal at community expense.

1022 Harbor Drive – Linda and 2 watershed stewards, Carroll McGillin and Maryanne Mento visited the location property to view damage from runoff from Harbor Drive. Landscape companies who specialize in stormwater management are being scheduled to

visit and review the location in an effort to understand the situation and determine a plan to reduce the impact of stormwater runoff at the Rooney property long term. More to follow on steps forward.

Intersection of Harbor and Carrollton – A complaint was received by ARPOA regarding the reduced visibility when pulling out onto Carrollton from Harbor Drive. A similar complaint was forwarded via 311 to the County. The complaint states that there are shrubs and plants in the grassy swale that block the view to the left (toward Pinecrest) when exiting Harbor. Key School representative, Kate Austin, indicated that Key School officials familiar with the project stated these plants were planted by Davis Construction in an effort to improve drainage after Carrollton Road was widened as part of the Key School Fusco Field development. Kate Austin indicated that Key School officials have no problem with the plantings being cut back or removed by the County, ARPOA, or the adjacent landowner. We will track the County's response.

Linda expressly believes the Annapolis Roads community should not expend ARPOA funds to address actions on County rights-of-way that should be addressed by the County and paid for from County tax revenues.

Obscured intersections within the community became a topic of discussion. Trip mentioned that when on Old Bay Ridge Road preparing to turn left onto Carrollton, plantings obscure the view and make it difficult to see oncoming traffic. Additionally, he feels the intersection would benefit from a 3-way stop sign. Linda explained that this would be problematic for the residents living at the intersection who would be bothered by the noise of constant braking and acceleration of vehicles. Earlier discussions with the County indicated the three-way stop was not a consideration.

Bev brought attention to the stop sign at Ogleton Road and Old Bay Ridge Road. She said the sign is tilted and obscured by vegetation. Linda acknowledged also that the roadway is failing at that intersection. This is County maintenance area, not ARPOA. As such the sign situation will be forwarded to the County for action.

#### Social Committee – Carol Tabak, Liaison

Carol explained that the date of the Fall Classic was changed because the first date chosen (Oct. 16<sup>th</sup>) would fall over the weekend of the Annapolis Sailboat Show, so the rain date (Oct. 23<sup>rd</sup>) was selected to hold the event. Due to the pandemic and the newer, highly contagious Delta variant of COVID-19, it was determined that the potluck event traditionally held was not in the best interests of community members. Ideas included inviting a food truck(s), or catering the event. Trip advised that hot foods were the safest as long as there was controlled serving using personal protective equipment (gloves, mask, etc.). Food trucks require guaranteed sales. Should the community not support adequate sales, ARPOA would have to pay the difference. Preliminary contact with several trucks indicated they were booked for events for that date.

Suzy requested a motion to rescind last month's motion naming the date of and time of the Fall Classic.

**Motion:** Trip moved that the date of the Fall classic be changed from October 16<sup>th</sup> to October 23<sup>rd</sup>, and the time from 3pm – 7pm, to 2pm – 5:30pm. Jere seconded the motion. Motion passed unanimously.

Next up for discussion was a motion for changing the date of the Queen Anne Circle Drive-Through Halloween celebration from Saturday, October 30<sup>th</sup> to Friday, October 29<sup>th</sup> from 4pm – 6:30pm when kids would be fresh from school Halloween parties and maybe still in costume.

**Motion:** Carol so moved based on the above premise. Bev seconded the motion. Motion passed unanimously.

### **Special Committee Reports/Special Projects**

#### ARPOA Property Onsite Visits – Linda Dodge

Linda said there were no Board on-site visits to community-owned properties in the last month, however, Linda did receive a call from the developer of the former Spalding property located at the end of Eden Lane. They plan to meet together at that site as ARPOA owns a tiny bit of waterfront adjacent to the property under development.

Beach Remediation & Preservation Committee – Linda Dodge, Chair & Lewis Linker  
Lewis advised that the joint permit application is creeping forward through the system. Lewis and the Committee are preparing to brief the Board on their findings, and describe available options, which include taking no action. This information will be brought to the Annapolis Roads property owners starting with a briefing, followed by a formal meeting sometime after the 1<sup>st</sup> of the New Year. As a continued reminder, no funds will be expended toward the beach restoration without a special meeting and vote of the community.

#### Community Directory/Database – Cecilia Dalnekoff, Liaison

Cecilia said a postcard was sent out Friday, October 1<sup>st</sup> to all property owners in order to collect the most up to date contact information for production of a new Community Directory. Currently, there are many new residents where we lack phone or email contact information, and lots of long-time residents have dropped land-lines in favor of cellular contact numbers. Cecilia's goal is to wrap up collection of new directory data by the end of November. Bob Kames was credited with assisting Cecilia to keep properties changing ownership up to date.

### **Unfinished Business**

The BGE contractor is working to wrap up their project to update residential service to parts of Carrollton Rd., Claibourne Rd., and Claibourne Court. The neighbors on Claibourne Ct. who have weighed in are in agreement that the new BGE proposed ground level transformer can be located on the lower grassy area on the ARPOA-owned circle. This keeps a new transformer off private resident-owned property. Evergreen shrubs are to be planted by BGE to mask the transformer.

## **New Business**

Rob brought to the community's attention a new plan, P50900, by Anne Arundel County Department of Parks and Recreation, to expand PAL Park with 2 additional ball fields and 203 extra parking places. These facts were brought to light at an August 17<sup>th</sup> virtual community meeting. Rob says this expansion project concerns Annapolis Roads residents for several reasons: increased traffic concerns, noise, and huge amounts of new impervious surface directing runoff to the Lake Ogleton watershed. It is Rob's opinion that perhaps with community involvement, the County could be influenced to convert planned impervious surface area to pervious materials. Rob added that the County is attempting to move quickly on the project, hoping for permit approval by March, 2022 and to initiate construction by Fall.

With some questions from property owners and Board members Rob clarified that the County has established a website pertaining to this project, that 26 pages of engineering drawings are available for review, no traffic study was conducted, and as a community our main concern should be all the runoff that would be directed through Annapolis Roads to Lake Ogleton.

Rob will keep ARPOA informed of developments.

## **Call for Adjournment**

**Motion:** Cecilia moved to adjourn the October 5, 2021 ARPOA Board of Directors Meeting. Trip seconded the motion. Vote was unanimous.

Meeting adjourned at 8:31 pm.

Minutes respectfully submitted,

Suzanne Lutz  
Secretary