



Chesapeake Haven Home Owners Association
Chesapeakehaven.com and chesapeakehaven.nextdoor.com

Spring General Meeting – April 22, 2017 FINAL

Meeting was held at Cross' – 65 Kent Ave. President Dave Cross called the meeting to order at 10:05 a.m. There were 34 members in attendance.

The minutes of the October 15, 2016 Fall General Meeting of the Association were distributed; minutes were approved.

Treasurer's Report:

Copies of the current report were distributed. Natalie Rees, Treasurer, reviewed the report. About 75% of dues have been collected. A lien has been placed on one property.

Some corrections are needed to the report that was presented:

- . QuickBooks line item needs to be reallocated to Website and Software
- . The 4/22/17 report listed Community Event for \$100; the 2017 budget presented at Fall 2016 meeting did not include that item
- . The 72 billable properties at \$235.00 per property = \$16,920 is less than the stated total budget of \$19,000; how will we fund the budget when dues collected will not cover the \$19,000
 - Nat explained that the original budget was based on \$260.00 per property

The Defibrillator Maintenance reserve was explained again. When the community decided to pursue a defibrillator there were funds raised to cover that. That why it is listed as a standalone expense whose costs are not assessed against the CHHOA budget.

Jan Morrow opposed the 4/22/17 Treasurer's Report and asked for another audit; the last audit was completed in Fall 2016. An audit team is to include one non-Board member; Jan Morrow volunteered to be the non-Board member.

Connie Carty asked to be mailed another copy of her 2017 dues invoice.



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Old Business:

1. Road Maintenance

- a. Roads were recently raked; Mike Zang dropped and spread 7 loads of stone.
- b. Roads will be raked again mid-late summer.
- c. Later in year more stone will be added to Cecil and Baltimore Avenue
- d. The Ohio Avenue street sign and sign post have been stolen; we noticed them MIA on Easter weekend. Stop sign was also removed.
 - i. Replacement signs, post, and post top are being acquired and will be reinstalled
 - ii. Stop sign will also be replaced
- e. Ohio Avenue width is of some concern to residents; metal stakes are close to road edge is impeding the ability of two vehicles to pass. Property directly across has a boulder.
 - i. The Board has reached out on several occasions to encourage that property owner to remove the stakes. That property owner was (wrongly) informed by Cecil County of their boundaries.
 - ii. Pelsa survey done several years ago did clearly establish road setbacks
- f. Rhode Island is also narrow in some places
 - i. Board has previously evaluated that area and determined limitations due to power lines
 - ii. Some trimming can be accomplished at Spring CleanUp 2017.
- g. Other areas in need of trimming can be identified prior to Spring CleanUp.
- h. Ideas for obtaining our own equipment to use as needed; however, insurance liabilities outweigh the perceived savings

2. Beach tags

- a. Kay explained the CHHOA purchased unique tags with CHHOA imprinted on them; each household that is current on their dues payment is entitled to 2 tags. Members can affix their gate key to the tag. Keep tag with you when you're at the Beach. DNR is patrolling the area regularly for illegal fishing and flagging non-residents at the same time. See Kay if you need tags.
- b. Regarding the set of steps that raise and lower from the lower platform at the Beach, Jan Morrow said the dead bolt on the stairs from the platform to the beach was in a bad spot. Dave Cross explained that he had looked at it previously and will provide a tool so that it can be opened from when you are standing on the beach .



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3. Beach Revetment: latest status of the project
- a. Dave displayed the plans again for attendees; he explained that stone would be placed against the cliff in a tiered fashion, starting at the bottom and working up; under the steps will be stone. The stone would extend out 15' from the base of the cliff.
 - b. The community is losing ground each year that we postpone revetment.
 - c. We ask that everyone keep kids and dogs off the cliff; the cliff is fragile and you are causing more damage.
 - d. Due to some of the Nextdoor posts and letters sent to the community, Dave Cross announced that they (the Cross') will be withdrawing their offer to pay for the revetment in front of their property which is on community property. There was then some discussion concerning an anonymous letter sent to some of the CHHOA membership.
 - i. Jan Morrow asked to go on record to state that she did not send the letter
 - e. The contractor who quoted the entire project based his quote on doing the whole job; Cross' portion and the Association's portion. The contractor, upon learning that the Cross portion is being removed from the project, has stated he is no longer interested in the project. It is now too small a job.
 - f. Regarding the top of the Beach Stairs, water is eroding from the top down. Another contractor suggested we could pull up floor boards and create a rubber membrane beneath at top and add a concrete apron above that. The apron would help funnel water into the membrane and filter down through a pipe to bottom of cliff; thereby slowing the erosion and the top. This work could be accomplished at a community work day.
 - g. We also need to protect the pilings; the exposure to brackish water is wearing away the coating making it rust; which will lead to eventual weakness and deterioration. Sanding and recoating that portion that is effected could be handled at a community work day.
 - h. Attendees suggested some other ideas for handling the water flow and erosive impact and for access to the beach:
 - i. Placing gulleys in beach road to divert and slow down water
 - ii. Plantings of deep rooted horticultural material that could withstand the harsh climate on the cliff
 - iii. Stairs like at West View Shores; that come down close to cliff, then go horizontal across beach then out to the water
 - iv. A bulkhead against the cliff
 - 1. Dave Cross explained that preliminary scope was done on this was done and it is very expensive.



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New Business:

1. AED training was suggested again; was also suggested at Fall 2016 meeting.
 - a. The Board will reach out to the County explore available CPR/AED training
2. Cecil County Mosquito Spraying Program handout, compiled by our 'mosquito manager' John Molyneux, was explained. John has volunteered to again be the representative for our community. If you don't want your property sprayed, the County requires you to fill out a request for an exemption. If you want to be exempt from spraying you need to give the completed form to John and he can submit it for you. Spraying and form will be posted on NextDoor.
 - a. Spraying begins end of May/beginning of June. Spraying occurs in middle of the night; usually between 2am-3am. . In the past it was early Thursday a.m. Equipment comes in on a truck; a special low-volume sprayer. They do a very good job. CHHOA is billed for the spraying thru the County. The county financial office handles the program.
 - b. John gets in touch with the spraying contractor so he can notify residents what nights they will be spraying. As of today we have not heard who is doing it and what dates.
 - c. Type of spray and what is the impact on bees?
 - i. Department of Agriculture would be the resource for that. They purposely spray at night so that insects are protected.
 - d. What if you want them to come in the driveway rather than perimeter?
 - i. Give John your address and he communicate it to them.
 - e. Gatekeepers 2017: Jan Morrow and Frank Montisanto will open the gate prior to night of spraying
3. Spring CleanUp 2017 will be held on Saturday, May 20th
 - a. Meet at top of Beach stairs at 9:00 a.m.
 - b. Projects will be assigned prior to or on that day
 - c. Trimming and beach area will be primary projects
4. Nominating Committee for Board 2018 thru 2019 tenure
 - a. Committee is comprised of a Board member and a non-Board member
 - i. Amy Leffew volunteered as non-Board member
 - ii. Kay Kehler will be Board representative
5. Redefining what constitutes a quorum
 - a. Amy Leffew asked that we redefine a quorum from 10% to 40%
 - i. Concern is that historically, meeting attendance is low; may not be possible to get to 40%
 - ii. Jan Morrow will prepare research and proposal
 - iii. Maryland HOA is an additional resource for advice on this topic as it applies our HOA
6. There will be a yard sale at the Girl Scout Camp coordinated by the neighboring CHCA on Saturday, June 3rd. For details contact Charlie Clement at 410-275-1840.

Adjournment: The meeting adjourned at 12:14 p.m.

Special thanks to Dave and Francy Cross for once again hosting the meeting.