



CHESAPEAKE HAVEN HOMEOWNERS ASSOCIATION, INC.

**158 Ohio Avenue
Earleville, MD 21919**

www.chesapeakehaven.com

Fall General Meeting: Saturday, October 20, 2018 from 10:00am-12:00pm

Location: Connie's Garage – 165 Connecticut Avenue

Hello Neighbor!

You're invited to our Fall General Meeting. It's a great opportunity meet new neighbors, share ideas and discuss everything that makes our community a great place to live! Be sure to check chesapeakehaven.com public website for events, meeting minutes and more.

The Board would like to remind all residents that the area 50' from the center of the road on either side is common area. Kindly keep that area free of obstructions so that cars, ambulance/fire equipment and postal/package delivery trucks among others are not hindered.

Thank you to the many people who have helped clean up around the community, cutting back the overgrowth along the roads, cleaning up the litter and trash along the roads and beach, etc. And a special thank you to Chris Heath for taking action to attack the infestation of bees along the beach road and the stairs.

If you have not received your 2018 CHHOA Dues Invoice, please contact our treasurer, Tony Meenan.

The Fall agenda is below. The current CHHOA Treasurer's report is enclosed.

Fall 2018 General Meeting Agenda

Greeting

Approve minutes from Spring 2018 General Meeting

Introduction of current Board members

President	Jan Bickford-Morrow
Vice President	Ted Heath
Treasurer	Tony Meenan
Secretary	Kay Kehler
Assistant Secretary	John Molyneux
Director	Brian Bennett
Director	Dean Jones
Director	Tom Kehler
Director	Marshall Leffew
Director	Connie Loukinen
Director	Natalie Rees

Treasurer's Report
2018 report review





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Old Business:

1. Road/Common Property Maintenance
2. Road right of way
3. CHHOA Beach tags reminder to all new residents
4. Mosquito spraying current status of 2018 season
5. Beach stairs

New Business

1. 2019 Proposed CHHOA Budget
2. Vehicle speeding
3. Other

Adjourn Meeting

We hope to see you at the meeting!





Chesapeake Haven Home Owners Association

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Fall General Meeting: Saturday, October 20, 2018 from 10:00am-12:00pm MINUTES

The meeting was held in Connie Loukinen's garage at 165 Connecticut Ave. Vice President Ted Heath called the meeting to order at 10:02am. There were 15 members present including 6 Board members.

Minutes of the Spring 2018 General Meeting were discussed. The amount in the Reserve Account was considered. Treasurer Tony Meenan reported that Home Owners Associations are by required by law to maintain a reserve to replace Association property that is damaged or destroyed. The Board should study the law (which is quite new) and make sure our Community satisfies the requirements therein. It was noted that a list of Board resolutions needs to be created, and our bylaws checked. Also, the Board needs to form a committee to review the bylaws. The Resident Agent change mentioned in the minutes has been accomplished and Marshall Leffew fills this position. Finally, a motion was made to approve the minutes and passed unanimously.

Old Business:

Road/Common Property Maintenance

The roads were raked and stoned twice this year. A regular maintenance schedule needs to be established and followed. The Board needs to appoint a Road Master, and to prepare a scope of work document for road maintenance that can be presented to contractors in order to obtain bids. Home owners should be encouraged to care for the portion of the common area bounding their property.

Road right of way

The Board needs to address what to do about homeowners who are encroaching on the road right of way such as the stakes on Ohio Ave, and the stones on Connecticut Ave.

CHHOA Beach tags reminder to all new residents

There were no new members present at the meeting.

Mosquito spraying current status of 2018 season

Spraying has ended for the season. The bill for May and June treatments has been received and paid (\$30 per Community spraying). The County has not yet sent out the final bills (in which the cost will increase to \$35 per spray).



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Beach stairs

The Board needs to address the problem of the beach stairs, and to obtain cost quotes from contractors. It has been difficult to get contractors to look at the project since they are busy with larger jobs. Any major expenditure on the stairs needs to be voted on by Association members.

New Business

2019 Proposed CHHOA Budget

Tony Meenan presented the September 18, 2018 Treasurer's Report containing the proposed 2019 budget, and stated that any money not spent will be put in the Reserve Account. A question was raised about the \$300 amount proposed for office supplies since the total outlay for 2018 was indicated as \$75. Tony explained that a considerable sum had been spent since September 18 so the proposed figure was reasonable. The dues status was discussed. Tony is getting very little response from Community members who are in arrears. Legal fees for taking such people to court are very large. Small claims court is an option, but requires a great deal of time. Shirley Jones will talk with a relative who is knowledgeable about court processes to determine the proper procedure for taking people to court for failure to pay dues. A vote was taken on the proposed budget with the following results: 5 members present and 4 proxy votes in favor, 5 members present opposed.

- **Thus, the 2019 Budget is approved.**

Vehicles Speeding

Speed limit signs are need on Ohio and Rhode Island Avenues. Letters should be sent to any chronic speeder who is identified. Speed bumps should be on the agenda for the next General meeting. The Board should also send letters to the US Post Office and to commercial speeders such as FedEx and trash collection trucks.

Other

Action needs to be taken to prevent ineligible people from voting in Board elections. The Board should look into the possibility of having an independent third-party handle elections.

Adjournment – the meeting was adjourned at 12:05pm.