



Chesapeake Haven Home Owners Association
Chesapeakehaven.com
Board Meeting Minutes – November 17, 2018

Present: Board members - Brian Bennett, Jan Bickford-Morrow, Ted Heath, Marshall Leffew, Connie Loukinen, Galina McKee, John Molyneux.

Absent: Dean Jones

The meeting was called to order at 10:05 AM.

Board Positions.

Galena McKee was nominated for Treasurer. She explained that she will be going to Florida every three months and will stay there for three months, but will be able to keep in contact via telephone and email and can participate in Board meetings via the internet (Jan will investigate teleconferencing possibilities). Galena offered to resign if this arrangement turned out not to be satisfactory. Her nomination was voted on and she was elected unanimously.

Marshall Leffew agreed to take the position of Secretary provided the requirement of having to serve on the Board for two years before being eligible for an officer position could be waived. A motion to waive this requirement was made and passed unanimously. Marshall was then elected as Secretary by unanimous vote.

Ted Heath stated that he had spoken with Shirley Jones about serving as a Director, and that Shirley was interested in joining the Board. Shirley was elected as a Director by unanimous vote.

Ted Heath volunteered to serve as Road Master. He requested a decision on the depth of snow fall to be allowed before roads should be plowed. It was determined that plowing should be done after snowfalls of six or more inches.

Treasurer Information.

Former Treasurer Tony Meenan has given Ted Heath all the information and data he used in this position. They have gone to the Bank (PNC) and informed the proper Officer that Tony is no longer in the position and no longer has access to Community funds. Jan and Galena need to visit the bank with a copy of the Board minutes declaring that Galena is the newly elected Treasurer so she can have access to the Community's account. Also, Galena now has all information needed to send out the dues notices for next year.

Newsletter.

A newsletter will be included with the 2019 billing and will include all CHHOA Board Members' contact information. Please provide that to Marshall.

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Retirement.

The Assistant Secretary John Molyneux announced his retirement from the Board.

Bylaws.

The proposed Bylaw amendments were tabled until the next board meeting. All amendments to the Bylaws need to be posted to the Cecil County Repository. Brian Bennett will check on what has been done, and see what remains to be posted.

Next Meeting.

It must be ensured that only eligible Community residents vote on all issues. We need to check that owners of properties that have liens against them are not permitted to vote. Shirley Jones has information on how legal actions can be brought without employing a lawyer.

Minutes of September Board Meeting

A motion was made to approve the minutes of the September 22, 2018 Board Meeting. It was approved unanimously.

Compilation of Minutes and Documents.

Marshall and Jan will compile the meeting minutes and documents for the repository for the 2018 year, with any appropriate redactions to protect sensitive information, and send them to the board for their review and approval. Once approved they will be filed.

Website.

We need to find out if we can have a password protected portion of our website. Also we need to check on the cost of the website and if they will increase if a protected portion is added. Contact information for Board members should be removed from the website. Connie Loukinen will contact Kay Kehler to explore the possibilities. Connie is willing to take over the website maintenance if it seems necessary.

Beach Stairs.

Since Dean Jones is no longer eligible to be on the Board (see below), Ted Heath will take charge of seeing that a project plan is created, estimates are obtained and timelines established.

Mosquito Spraying.

Although John Molyneux is retiring from the Board, he will continue to arrange for Community spraying with Cecil County, and will keep President Bickford-Morrow informed of costs, spray schedules, etc.



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Other Business.

Dean Jones was removed from the Board because he has missed 3 consecutive meetings and, according to the bylaws, is therefore no longer eligible to serve.

People paying their Association dues on a quarterly basis need to be sent bills quarterly so they don't forget to pay. A small additional charge needs to be added to their bills in order to cover the cost of mailing.

We should look into the question of why the bank is not paying the Association interest on its savings account.

The rental property at [REDACTED] needs extensive cleanup. The property owner should be sent a letter requiring him to attend to this.

Some people are still putting things in the Community right of way. The Board needs to consider what can be done to discourage this.

Board minutes can be posted on the Community bulletin board at the beginning of Connecticut Ave. so interested residents can view them.

A response to Don Rees' letter (mentioned in the minutes of the September 22nd Board meeting) was discussed and a draft will be sent to the board for their review before mailing.

Adjournment.

The meeting adjourned at 11:53 AM

Respectfully Submitted,

John Molyneux

