



**158 Ohio Avenue
Earleville, MD 21919**

Chesapeakehaven.com and chesapeakehaven.nextdoor.com

Meeting Minutes – Fall General Meeting
October 22, 2022

Meeting: Held at 65 Kent Ave on October 22, 2022
Called to order at 11:00 a.m. by President Francy Cross

Members Present:

Board of Directors: Francy Cross, President; Bea Decker, Secretary; Jinni McNulty, Treasurer; Kay Kehler, Director Diane Solimeo, Director Bud Mellon

Members: Connie Carty, Dave Cross, Cynthia Darling, Kevin Decker, Dennis & Lynn Dempsey, Tom Kehler, Bud Mellon, Craig & Kelly Mitchell, Tom Solimeo

Verification of Quorum:

Definition of quorum: 20% of 72 eligible properties

Status of members in good standing as of 10/22/2022: 61

Quorum for this meeting: 12

11 voting members present; quorum not met

Spring General Meeting 2022 minutes were reviewed, with no questions posed; could not be approved due to lack of quorum.



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President's Address:

Francy thanked everyone for coming.

- Francy proceeded with informational meeting; no votes were taken.
 - Community work days need more helpers to offset common area maintenance
 - Late or non-payment of HOA dues is a perpetual problem; Board has enlisted an attorney to process arrears notifications.

Treasurer's Report:

- Jinni represented Treasurer's report
 - \$10,000 outstanding dues
 - Expected expenses: Mosquito spraying and road work
- Francy presented 2023 budget for approval
 - Proposed budget \$18,000 (same as 2022). Dues will not increase; will remain at \$250 for 2023.

Old Business:

- Discussed moving toward all email communications (HOA dues invoices, meeting notices, voting). We expect paperless will save and improve response.
- Consensus was to send ballot to members in good standing to vote on going paperless.
- Jinni reminded all that lockbox is on her porch for convenience of paying dues.
- Discussed that anyone who cannot attend a meeting, as per the by-laws, can use a proxy.



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Road Report:

- Kay Kehler presented the report
 - May 2022 work was completed:
 - All community roads were raked and / or stoned, including the top section of Beach access road; work completed by contractor Mike Zang.
 - Drainage pipe across Cecil at Connecticut was excavated via front end loader by Mike Zang, pipe cleaned by Road Master Tom Kehler. The pipe is somewhat crushed but the work done resulted in water now flowing from it instead of eroding intersection. Mike Zang dumped some rip rap and put some fine crusher run in the hole; this completed Mike's obligation. Three traffic cones were placed around this area; however, shortly thereafter one of the cones disappeared; see Kay's NextDoor post.
 - Connecticut Ave entrance pothole was repaired with crack filler and cold patch; work done by Tom Kehler.
 - Tom Kehler will source a contractor to quote adding a 4' extension to the pipe at Connecticut/Cecil corner; would move it further out of roadway; thus preventing it from getting crushed. Would be a 2023 project.
 - Fall 2022 work:
 - D&D Lawn Care sprayed a post-emergent treatment on community gravel roadways center and sides where there was existing weed/grass growth. They use a mild but effective spray that does not leach into wells, the Bay, or effect pets.
 - D&D will do low limb trimming late October; brush cutting early November
 - Phase 4 – Mike Zang will rake all community roads in mid-late November Work is weather dependent; notices are placed on NextDoor.



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Road Report: continued

- Community road property line information completed by Pelsa in March 2010 can be viewed and/or downloaded via Chesapeakehaven.com website in the Homeowners tab.
<https://chesapeakehaven.com/community-property-survey/>
- Mosquito Control Update:
 - Spraying of community roads/beach access road was contracted through Cecil County. Spraying commenced in June, with weekly spraying early hours Tuesdays. Last spraying was September 25, 2022. Thanks to Frank Montisano for opening the Beach Access gate on Monday nights; Kehler's closed it on Tuesday mornings. Spraying information located on tChesapeakehaven.com website under the Homeowners tab.
<https://chesapeakehaven.com/mosquito-spraying/>
Cecil County bills the HOA for each spray application (\$15/half hour rounded up; usually takes them 30 minutes to complete CHHOA community roads and beach road.)
- Pole Light at Top of Beach Road at Dempsey property (50 Kent):
 - Current vapor light is functioning; it is manually controlled by Dennis/Lynn (Light was installed by previous homeowner). Tom Kehler has the 250watt LED Light gifted to CHHOA from former resident Don Rees. Electrician needed to replace vapor light with LED. No further action decided.

Open Forum:

Member concerns:

- What should be done if beach gate is left open? All agreed it should be re-locked as no vehicles remain.
- Fireworks and safety issues. Fireworks have become a nuisance and are causing safety issues. Further discussion at future general meeting.
- Gunshots being fired at times; you should contact DNR or sheriff
- Logs on beach periodically; suggested pushing them up against the cliff
- Each attendee and board member introduced themselves.

Meeting adjourned at 11:53 a.m.