



Chesapeake Haven Home Owners Association

**158 Ohio Avenue
Earleville, MD 21919**

www.chesapeakehaven.com

Minutes - 2019 CHHOA Spring General Meeting: April 27, 2019 from 10:00 am – 12:00 pm

Location: 32 Kent Ave. – Shirley Jones' Carriage House.

Meeting opened – 4/27/19 10:04 a.m.

1. Announcement

- a. Ted announced one of our CHHOA neighbors Kent Tittle passed away yesterday (4/26/19).

2. Fall minutes

- a. Jan presented the fall general meeting minutes and presented copies to attending members
- b. Time was allowed for everyone to review the minutes
- c. Jan asked if anyone had any questions or problems with the minutes
- d. Jan made a motion for minutes, John M. seconded. Voted to approve - unanimous

3. Budget report (4/15/19)

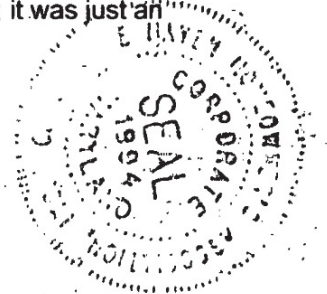
- a. Galena presented an updated budget report to the attending members
- b. Galena read over and reviewed the report
- c. Tony M. asked why did insurance raise? Board answered that the rates went up.
- d. Ted H. made a motion to approve budget, Marshall seconded. Voted to approve - unanimous.

4. Road/Common Property Maintenance

- a. Ted H. gave overview of roads maintenance and emergency repair of sink hole
 - i. Ted H. advised that road maintenance fees will increase because of cost of materials and the frequency of upkeep to the roads
 - 1. Ted advises that we add more to the 2020 budget to cover the increased cost of stone and additional maintenance to maintain the road.
 - 2. When the stone is no longer on the surface it causes more potholes and ruts. In order to avoid the pot holes we need to keep a bed of stone across the roads.
 - ii. Fran Cross asked if any snow plowing was done this year. Board answered that no there wasn't.
 - 1. She asked if the snow money could be used for the road maintenance
 - 2. Board advised that we still have the winter of 2019 for snow removal, therefore we need to retain the current budgeted amount until 2020.
- b. **Emergency repair for sink hole**
 - i. Ted provided an explanation of the work to fix the sink hole at the intersection of Connecticut and Cecil Avenues. The contractor dug down to the source, which was an old rotted tree trunk. This was probably from the original development of the roadway. It is repaired and hopefully the only one, but there is no way to predict a sink hole. This is not a case of neglect; it was just an unforeseen event.

*CHHA Treasurer:
Galina Moore*

8/8/19





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c. Planned maintenance for 2019

- i. Ted H. recommends that we bring Mike Zang in three times a season. Mike spread stone and raked. He will return to correct any large potholes that appear.

d. Beach stairs

- i. Ted H. is looking for contractors to give quotes, but no one will return his calls. The current status of the stairs is that they are safe. There is more work to do at the top of the stairs.

e. Roads right of way

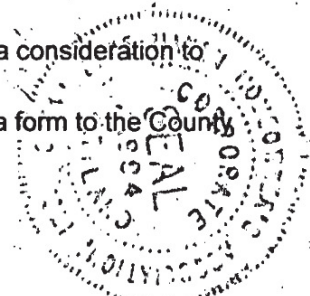
- i. Jan reported that we are getting complaints about the sides of the roads and people putting things on the side of the road. The overgrowth is causing problems and resulting in the narrowing of the roadways.
- ii. The Board is trying to address severe problems. Letters will be sent to the major offenders. Where the members are renters, the owner will be notified.
- iii. The Board requested that members please try to keep the sides of the roads clear. Everyone is responsible for the right of way in front of their lots. The roads and right of way are 50".
- iv. Jan spoke about the bus stop in the morning and how that presents a safety issue when members are trying to leave. Members have raised concerns that the cars are blocking the entrance and the kids are standing in the roadway.
- v. Cross asked about the bamboo that was cut down at the end of Ohio and never cleaned it up. The members who voluntarily worked to clear some of the road were trying to get it cleaned up. The Board thanks those who donated their time to cut it down. Thanks to Ted H. and Chris H. who finished cleaning it up and removing the cut bamboo.

5. CHHOA Beach tags reminder to all new residents.

6. Mosquito Spraying – 2019

a. John M. presented about the spraying

- i. The program is run by the MD Dept. of Ag
- ii. John talked about the costs and how the spraying is performed
- iii. Bill Russell is the person that performs the spraying
- iv. Spraying has been performed at 2 a.m. in the past, the County is making a consideration to perform spraying at 10 p.m.
- v. Members can opt out of the spraying if they desire. They need to submit a form to the County
- vi. MD Dept of Ag website has the info for the spraying



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7. **Unkept properties** - The board has received complaints about the upkeep of member's yards. Trash, old cars, junk, etc. is causing concerns to neighbors who are impacted. This is also a safety issue and was reported by a few of those members to the CHHOA Board of Health.

- a. There is a statement in the bylaws about keeping the yards clean. Therefore the Board has the right to request that the violators comply.
- b. The board is going to be sending a letter out to the major offenders

8. New Business

- a. Jan spoke about the fall election
 - i. Galena is heading up the nominating committee.
- b. Ted H. thanked John M. for continuing to coordinate the mosquito spraying.
- c. Ted H. asked Tom K. if he had any suggestions for the road maintenance.
 - i. Tom K. said that he has asked Zang to dig out the pot holes and fill them but Zang said that wasn't a good idea.
- d. Tom K. stated that he has the stop sign that was removed from intersection of Connecticut and Grove Neck. It will need to be put back up. Ted and Tom will work on that.
- e. Galena spoke to the owner of the vacant lot between Sample and Ford. He stated that he will not be building on that lot and he wanted to share this information and anyone interested in buying it should contact him to work on a fair price.

9. Ballots

Ballot #1 – Quorum: Change quorum of eligible votes from 10% to 20%.

Passed - 16 yes and 3 no.

Ballot #2 - Reduce the number of CHHOA Board Members from eleven (11) to seven (7).


Passed - 15 yes and 4 no

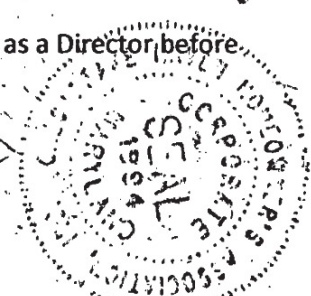
Ballot #3 – New Amendment for Board Members who co-own: Members of the board must be from separate households regardless of number of lots owned.

Passed - 14 yes and 5 no.

Ballot #4 – Delete the amendment requiring a prerequisite of a two-year term on the board as a Director before serving as an Officer.

Passed - 12 yes and 7 no.

CHHA Treasurers: 
Galena Moore
8-5-19




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- a. Kay K. asked how many ballots went out to the members
 - i. Galena stated that 37 valid ballots went out to members that were up to date on their dues
- b. Kay K. thought it was very odd that ballots went out in the spring and were due so soon to the dues due date
 - i. Board stated the agenda for the spring meeting listed that the vote would be taken at the spring meeting
 - ii. Jan stated that the election was performed in the spring in anticipation for the fall board election. This is not an unusual situation and the board was being proactive.

10. Jan motioned to adjourn and John M. seconded

- a. Meeting was adjourned at 11:03

		Chesapeake Haven HOA	
		Treasurer's Report 2018	
		April 1, 2019	G. Mckee
Cash Balances:		Dues Status: 2019	
	<u>1/1/2019</u>	<u>4/1/2019</u>	2019 Received: \$ 9,205.00
Operating Account:	\$ 17,523.00	\$ 22,926.00	2019 Balances Due: \$ 5,610.00
Reserve Account	\$ 6,250.00	\$ 6,250.00	2017 and before Arrears: (10) working on clarification
Total Funds:	\$ 23,773.00	\$ 29,176.00	
		71 Memberships@ \$220=	\$ 15,620.00
		1 Membership @ \$190=	\$ 195.00
			\$ 15,815.00
Expenses:		2019 Budget	2019 Actual 4/1/2019
Mosquito Control	\$	525.00	\$ 385.00
Insurance	\$	540.00	\$ 628.00
Maintenance / Repairs	\$	1,200.00	\$ 820.00
Snow Removal	\$	1,100.00	\$ -
Legal	\$	2,000.00	\$ -
Office Supplies & Postage	\$	300.00	\$ 115.00
Roads Routine Maintenance	\$	10,000.00	\$ -
CHHOA Website & Software	\$	150.00	\$ -
Business Registration	\$	-	\$ -
Total Operating Expenses:	\$	15,815.00	\$ 1,948.00

