



**158 Ohio Avenue
Earleville, MD 21919**

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Meeting Minutes – Spring General Meeting
May 20, 2023

Meeting: Held at 65 Kent

Called to order at 10:03 a.m. by President Francy Cross

Members Present:

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

Members: Cynthia Darling, Dennis Dempsey, Alicia Funkhouser & Nick Connell, Tabitha Heath, Tom Kehler, Tony Meenan, Carol & John Molyneux, Travis & Lucretia Stacherski

Verification of Quorum:

Definition of quorum: 20% of 72 eligible properties

Status of members in good standing as of 5/19/2023: 50

Quorum for this meeting: 10

13 voting members present; quorum met

President's Address:

Francy thanked everyone for coming.

- More owners need to attend our general meetings; should not be just the Board making decisions and/or recommending by-laws changes. Those present at our meeting understand that and we appreciate your time, effort, and input.
- Current by-laws need to be revised. Example: All motions must be mailed to all members in good standing for vote.
 - The by-laws clearly state that any item of consideration should be presented at a meeting, discussed at the next meeting, and voted on at the following meeting. The by-law amendment only deals with the third step. And to mail an amendment/by-law change for vote without discussion, to me is an uninformed decision.
 - The by-laws also provide for a proxy, so those that can't attend can still have their voice heard and vote counted.



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- These and other by-law issues will be evaluated and recommendations put forth by an Ad hoc committee on By-Law review. John Vitela agreed to chair and current members are Kay Kehler, Alicia Funkhouser and Diane Solimeo. Please contact John or Francy if you are interested in sitting on this Ad hoc committee.
- This is an election year! Please consider joining the Board. A nomination form, which will contain a job description, will be available soon. A full Board with full community input is ideal for CHHOA to run smoothly with responsibilities shared among each member.
- Late or non-payment of HOA dues is a perpetual problem; Board has enlisted an attorney to process arrears notifications; a letter will be sent from the attorney. We will be aggressive in collecting unpaid dues which is almost equivalent to one year's budget.

Review of Minutes:

- Fall General Meeting 10/22/2022 minutes and Fall Special Emergency Meeting 11/13/2022 minutes were reviewed, with no questions posed.
 - Motions made and accepted to approve all minutes. All approved, no oppose, no abstentions.

Ballots Tally

- CHHOA Budget 2023
 - Total ballots received 19
 - Approve 17
 - Disapprove 2

Treasurer's Report:

- Jinni represented Treasurer's report as of 5/19/2023 – see report
 - \$10,000 outstanding dues
 - 2023 budget is \$18,000
 - \$1,492.96 spent to date
- Law firm will be sending letters to all those in arrears; and where necessary will be brought to court and/or liens made on properties.
- Reserve amount is for emergencies that would exceed current budget for snow removal, road maintenance / tree removal.
- Question posed regarding banking costs; we are not charged for check processing.
- Motion made and accepted to approve report. All approved, no oppose, no abstentions.



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Old Business:

- Recapped previous 2022 Spring, Fall and emergency meetings discussion regarding going paperless for all communication; which requires a by-law change.
- Ballots will be mailed to members in good standing to vote on going paperless: changing all communications from traditional mail to email (HOA dues invoices, meeting notices, voting) and use conventional mail only for those who do not have email.

New Business:

Road Committee Report - Kay Kehler presented

Community Road Repair Update:

- Contractor will be raking/spreading stone to our three main roads: Ohio, Connecticut, Rhode Island. Should be done in June; a notice will be posted on NextDoor.
 - Cecil, Baltimore and Kent are in good shape; will be assessed in Fall 2023.
- Pothole in asphalt at Connecticut/Grove Neck intersection has opened again. Tom Kehler purchased cold patch and will repair it shortly.
- Pipe under intersection at corner of Cecil/Connecticut by Matherly (60 Connecticut) property will require a 4-foot extension to the pipe which would move it further out of the roadway; thereby preventing it from getting crushed. Tom Kehler will source a contractor to quote for future 2023 project

AED (Defibrillator):

- Our original twelve-year-old far exceeded its five-year life even with periodic battery replacement. Due to age of unit, replacement battery was no longer available. New model LIFEPAK CR2 was purchased and is in the box near 132 Ohio Ave. New unit has eight-year manufacturer warranty. Unit verbally walks user through step by step. Of course, first step is always to call 911. How-to video link here:
<https://www.youtube.com/watch?v=WtN56rbzEgw>

Beach Gate:

- If you have recently moved to CHHOA and previous homeowner did not leave a key and wrist band for beach gate, contact a Board member with your request. Always remember to close and lock gate if you are the last person leaving.

Mosquito Control:

- We are again participating in the County's mosquito control spraying. Community roads are sprayed once a week generally from June-early October. Details for 2023 will be updated on CHHOA website once county communicates our spray night.
<https://chesapeakehaven.com/mosquito-spraying/>



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Open Forum:

- Member concerns:
 - Dennis mentioned the retractable metal steps to beach are bent again.
 - Francy reminded all again that steps must be put in up position when leaving beach as they will get bent from large debris and ice action.
 - Dave Cross can remove them and have them rewelded at a cost to HOA.

Meeting adjourned at 10:45 a.m.