



**158 Ohio Avenue
Earleville, MD 21919**

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Meeting Minutes – Spring General Meeting
June 1, 2024

Meeting: Held at 65 Kent
Called to order at 10:35 a.m. by President Francy Cross

Members Present:

Board of Directors: Francy Cross, President; John Vitela, Vice President, Jinni McNulty, Treasurer; Kay Kehler, Secretary; Bea Decker, Director; Tony Meenan, Director; Travis Stacherski, Director
Excused: none

Members: Donald & Lucretia Chadwick, Dave Cross, Cynthia Darling, Kevin Decker, Alicia Funkhouser & Nick Connell, Tom Kehler, Craig Mitchell, John & Carol Molyneux, Lucrecia Stacherski

Verification of Quorum:

Definition of quorum: 20% of 72 eligible properties which equates to 14 voting members present

Quorum for this meeting:

13 voting members present (quorum not met)

Note: Kehler get 2 votes; 2 separate properties

We restated voting eligibility: only those whose dues are current.

President's Address:

Francy thanked everyone for coming.

- Welcomed new neighbors Lisa Reynolds (80 Ohio Ave.), though not present
- Ballot results for the 2024 Budget were announced. 2024 Budget Ballot results as per tally from Carl Spangler. Budget approved.
 - Total ballots received 20
 - Approved 20
 - Not Approved 0
- We inaugurated electronic communication with the Spring 2024 General Meeting Notice/Agenda. We have 24 valid email addresses to date. Asked those present add today's meeting to remind neighbors to get Board their email addresses.



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- Discussed white pick-up truck speeding on Ohio, and dirt bike speeding down all community roads, not long after roads were raked and stoned.

Review of Minutes:

Fall General Meeting November 12, 2023 minutes were reviewed; no questions posed.

- Motion made and accepted to approve all minutes. All approved, no oppose, no abstentions.

Treasurer's Report:

Jinni McNulty presented the 2024 Treasurer's report as of 6/1/2024.

- 2024 budget is \$18,000
 - \$7,500 spent to date
 - \$14,281 dues in arrears (current and prior outstanding)
 - Late notices will be mailed shortly
- Report layout refinement is ongoing

Old Business:

513C Sales Tax

- Construction material is NOT taxed in Maryland. A nonprofit organization that is exempt from income tax under Section 501(c)(3) or Section 501(c)(19) of the Internal Revenue Code, and holds a valid Maryland sales and use tax exemption certificate, is still be liable for other state and local taxes in Maryland, such as local hotel taxes.
- Bamboo trimming corner Ohio/Grove Neck where main concern is keeping it clear. Homeowner gave permission to have it trimmed back. Neighboring property owner Don Chadwick (along with Travis Stacherski) trimmed it.

New Business:

Committee Reports

Road Committee - Kay Kehler presented

Community Roads Repair/Plowing Update:

- Snow was plowed by contractor 1/19/2024. \$150 as per quote.
- Potholes on Ohio and Connecticut were filled 4/8/2024 by contractor.
- Raking on Ohio, Connecticut, Rhode Island, Kent, Baltimore, Cecil took place and was done and completed 4/9/2024 and 4/11/2024 by contractor.
 - \$1,600 for pothole repair and raking (as above and per the quote)
- Stone acquisition/dumping/spreading on Ohio, Connecticut, Rhode Island, Kent, Baltimore, Cecil was done and completed 4/22-4/26/2024 by contractor



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- \$5,880 12 loads stone acquisition/dumping/spreading @ \$490/load as per quote
 - *Remember there was no stone spread in Fall 2023, just raking hence we needed 12 loads of stone instead of the normal 10.*
- Scope and quote still TBD regarding 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. There is a huge tree above that pipe. Tom Kehler/John Vitela will revisit this for scope/source contractor and Road Committee would request quote for review, contingent on budget.
- Homeowner at Ohio/Grove Neck corner was contacted regarding trimming their bamboo
- Homeowner was contacted regarding dirt bike disruption to roads during Easter weekend
- Roads will be evaluated early Fall 2024 for raking/stone.

Beach Access Area – Repairs

- Runoff mitigation at top of platform to be revisited in 2024
 - As per Fall 2023 meeting minutes, John Vitela, who is in the concrete business, stated the existing pipe under steps is too small; need bigger pipe to move the volume of water and get it out further from bank. He suggested to fill in the current slope at top of beach stairs with stone and concrete (would require a mini excavator and loads of stone and concrete); then add steps down to current platform. John would email Kay a rough drawing. This discussion will be taken up in early 2024 by the new Board. A piece of corrugated pipe is currently in storage for possible use.

Beach Gate:

- REMINDER to all new neighbors in the CHHOA: If previous homeowner did not leave a key and wrist band for beach gate, contact a Board member with their request. Kay Kehler and Franci Cross have keys/wristbands. Always remember to close and lock gate if you are the last person leaving.

Beach Steps at Bottom (Cantilevered):

- REMINDER to new neighbors in the CHHOA: Always pull up the steps and secure them.

Mosquito Control:

- CHHOA is participating; Kay submitted all paperwork was submitted to County. No increase in cost; still \$35/15 minutes rounded up. Normally takes 30 minutes for all roads and beach access road to be sprayed. Kay coordinates with County and their contractor. Spraying normally takes place June-October; is done once a week, weather permitting. Day of week this year TBD; the County contact will let Kay know. For details visit the CHHOA.
<https://chesapeakehaven.com/mosquito-spraying/>



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AED (Defibrillator):

- REMINDER: Our LIFEPAK CR2 AED unit is housed in a box near 132 Ohio Ave. The unit verbally walks you through use step-by-step. *Do not* open the box unless you intend to use the unit; doing so uses valuable battery power. Of course, first step is always to call 911. How-to use video provided by the manufacturer is viewable via this link:
<https://www.youtube.com/watch?v=WtN56rbzEgw>
- This unit does not require periodic calibration

By-Laws Committee – John Vitela presented

- Will have a June meeting with the By-Laws Committee.
- Will work from the current version which is on the website/in County repository.

Open Forum:

- If there is interest, could there be a course taught on using AED
 - Unit does walk you thru step by step; YouTube video is in this and prior Road Committee Reports
 - Will see if there is someone available to teach (not using our AED – every time you open door battery is used)
- Bottom step of metal cantilever onto beach is missing
 - Dave Cross looked at it. Dave has a possible solution that can help.
- Spring Community Clean-Up announced. Saturday, June 8th. Get dirty, get fed! Meet 9:00 a.m. top of beach steps. Bring own gloves, tools, trash bags. Trash pickup, beach road trimming and beach clean-up. Work ends at noon. Community Picnic 1:00 p.m. Same location. Bring your own beverage, chair, something to share. CHHOA will provide hamburgers and hot dogs.
- Fall 2024 meeting possible Zoom vs. in-person thoughts from today's attendees. Some felt Zoom may not work as well as in-person. Others suggested hybrid Zoom/in-person meeting using a screen. John Vitela offered to erect tent.
- Where are speed limit signs. We have 15 mph signs on some roads originally placed on Connecticut and on Ohio. Tom/Kay Kehler will ride through and document. Will also note trimming needed around any stop signs.

Meeting adjourned at 11:13 a.m.