



**158 Ohio Avenue  
Earleville, MD 21919**

**Chesapeakehaven.com and chesapeakehaven.nextdoor.com**

Meeting Minutes – Fall General Meeting  
November 9, 2024

**Meeting:** Held at 65 Kent

Called to order at 10:30 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, Cynthia Darling, Kevin Decker, Dennis Dempsey, Alicia Funkhouser & Nick Connell, Tom Kehler, Lucretia Stacherski

Verification of Quorum:

Definition of quorum: 20% of 72 properties who are in good standing. Currently there are 13 in arrears, 59 in good standing. 20% of 59 equates to a required 12 eligible voting members.

Quorum for this meeting:

12 voting members present (quorum met)

*Note: Kehler counts as 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 Gary and Robin Reed (16 Kent Ave.), were not present
- 2025 will be last term for current Board; think about nominations for all positions.
- Notices went out 10/16/2024. We emailed more notices this time than in Spring; now 43 emailed; 23 USPS.

**Review of Minutes:**

Spring General Meeting June 1, 2024 minutes were reviewed; no questions posed.

- Motion made by Dennis Dempsey, seconded by Lucretia Chadwick to accepted minutes. All approved, no oppose, no abstentions.



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### **Treasurer's Report:**

Jinni McNulty presented reports.

- Two documents reviewed for activity January 1-November 8, 2024: Profit & Loss Statement as of November 8, 2024 and the 2024 Budget status/Proposed 2025 Budget.
  - 2024 budget is \$18,000
  - \$10,776.51 spent to date
  - 13 properties in arrears (current and prior outstanding)
  - 2025 proposed budget reflects no increase in annual dues
    - John Vitela motioned to approve proposed 2025 Budget for ballot mailing; Dennis Dempsey seconded. All approved, no oppose, no abstentions.
- Regarding those in arrears, attorney yet to be consulted if, after three (3) notifications and no response or attempt to pay, that a lien can be placed on property vs. going to small claims court. Costs to execute lien would be recouped in lien amount. Attorney would also advise in accordance with current Maryland HOA laws.

### **Old Business:**

By-Laws Review Committee – John Vitela presented

- Using the by-laws document currently available on our website, a copy of which is in the Cecil County repository, will work from those to simplify and become more effective.
- Goal to have a proposed document available by Spring 2025 general meeting
- Additional Committee members: Lucretia Chadwick, Alicia Funkhouser, Jinni McNulty, Tony Meenan

### **New Business:**

Road Committee - Kay Kehler presented

#### **Community Roads Repair/Plowing Update:**

- Two additional 15 mph speed limit signs/posts were purchased and installed. Ohio Ave (just in from Grove Neck of Jensen side) and on Connecticut (just past Baltimore/Connecticut intersection on Tony Meenan's side). Tom Kehler contacted Miss Utility in advance to mark underground utilities, prior to installing signs.
- Stop sign at Connecticut/Grove Neck that was damaged years ago has been reinstalled.
- Fall raking of all CHHOA roads was done by contractor Mike Zang on October 23, 2024. Due to lack of rain/road compaction, the heavily used sections at Ohio/Grove Neck and Connecticut/Grove Neck ends were hard to rake. Roads at Bay end where less traffic occurs were more easily raked. He will re-rake after decent rainfall occurs, at no additional charge.
  - Quoted cost was \$1400. This is up from \$1100 charged for Spring 2024. Mike explained his business insurance costs have more than doubled.



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- After Mike re-rakes, roads will be evaluated for additional stone as needed this Fall; then he will quote that job.
- Mike Zang plans to retire after the 2025 season. We've been fortunate to have him; small, local and lower cost. In 2025 we will source licensed/insured contractors for 2026.
- Future: Scope/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. Road committee will revisit in 2025.

#### **Beach Access Area – Repairs**

- Runoff mitigation at top of platform to be revisited in Fall 2024. Travis will head committee.

#### **Beach Gate:**

- Lock/lock area was damaged in July by mosquito spray tech. Dave Cross and Tom Kehler made repairs. Spray contractor reimbursed CHHOA \$31.75 for purchase of torch kit needed to heat/bend the metal. Also added a reflective spike beside pole lock.
- REMINDER to new CHHOA members: If previous homeowner did not leave a key and wrist band for beach gate, contact a Board member. Kay Kehler and Franci Cross have keys/wristbands. Always close *and* lock gate if you are last person leaving beach road.

#### **Beach Steps at Bottom (Cantilevered):**

- Dave Cross & Travis Stacherski removed them; still in process of being repaired. Repairs needed are extensive and require welding.
- Reminder to *always* pull up the cantilevered steps, once they are replaced.

#### **Mosquito Control:**

- Final spray treatment by County contractor of CHHOA community roads was September 16, 2024. For details on spraying visit the CHHOA. <https://chesapeakehaven.com/mosquito-spraying/>

#### **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>
- Kay contacted Wendi Pardee, EMS Chief of Cecilton Volunteer Fire Company, to inquire if they can come on-site to teach CPR and AED instruction. Still waiting for a reply to email; also called Cecilton VFC non-emergency number; gentleman sent her a text with my contact info and reason.



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- Lucrecia Stacherski knows her and will remind her; Jinni may see her at event.

**Beach Steps Committee – Travis Stacherski reported**

- Committee newly formed in October 2024; includes Dave Cross. Will provide report at Spring 2025 general meeting.
- John mentioned a report he recently read about resolutions in Annapolis regarding property owner waterfront erosion; he will send Board a copy of that report.

**Open Forum:**

- Meeting notifications.
  - Some present said they did not receive email; some get so much email they may have deleted, also need to check junk mail. Meeting notice was also posted on website Events Calendar prior to 10/16/2024 mailing.
  - Suggested we put reminder on NextDoor
  - Suggested we hang meeting reminder notice on mailbox cluster
- Signs and flags in neighborhood
  - NextDoor post mentioned objectionable sign and private communication mentioned signs and flags, thus prompting discussion.
  - By-laws say no signs unless it is for sale sign.
  - Flags is a broad category; American flag, garden flags
  - Wording can be addressed as part of By-Laws Committee task
  - The following motion was made by Travis Stacherski that the following wording be incorporated: All members may display flags on their property. Flags shall not display words or symbols of profanity, lewdness, obscenities or be offensive in nature. Motion was seconded by Donald Chadwick.
- Welcome information letter for new neighbors
  - Realtors are aware that there is a mandatory HOA; Board actively reaches out to realtors regarding CHHOA
  - Suggest a letter be sent to new CHHOA members with information such as CHHOA website, beach gate keys

Meeting adjourned at 11:19 a.m.