

President's Report
April 13, 2006

No motions are presented in this report.

Since the board's last meeting, there have been a regular Association Meeting and an Executive Committee meeting. The Association Meeting minutes are attached. The Executive Committee meeting was in two sessions – early and mid-morning.

Piers and harbors

In the early meeting, Phil Staler told of Piers and Harbor progress in electrical work by our contractor, C&R, and by BGE. C&R have completed work in the beach area – essentially correcting dangerous conditions there. BGE has brought down its line (Verizon has removed their inactive wire), and are prepared to put the line underground to a new board and box. Scott Mielke, of TCP – the engineering and permitting firm for the repair and new ramp and dock replacement work – should be presenting his drawings and plan to AAC this week.

Recreation

Patty Jenkins, recreation committee, gave schedules for several events – noted now on the OHCA web. It's noted that evening events on the beach will require better lighting – which can be either all the time, or brought in for each event.

Compliance

Bob Sappe, compliance committee, has written to the county to get guidance on the Association's powers in compliance re building, grading, and so forth. There are several properties that he is looking into.

Reclamation

Jamie Campbell, reclamation committee, asked for and got a brief on what the committee should be doing – water related issue planning.

Security

Bob Eyster, OHCA VP, again voiced his concern about parties in the woods beyond Creek Drive. That brought us the general issue of patrols and security. The Committee is of the view that more and marked police cars should be scheduled. (This is a repeat of the views of the Association meeting earlier in the week.) Tom Cagle was on duty that morning; he has put out his argument for continuing the current patrols and calling the police for specific issues. However, the community continues to ask for more visible patrols in addition to calling the county police.

Budget

Robin and Norm are redeveloping the OHCA planning process in anticipation of the next budget cycle. A major objective is to plan first, budget second, then adjust to fiscal realities. One reality is that, as assessments rise in OH, so do our OHCA available funds from the county – needed or not. The solution is for OHCA to vote to adjust its tax rate

at the annual budget meeting. (Most Members are unaware that this rate vote is their prerogative and their principal fiscal control.) Robin's work is aimed at recommending a well-planned budget from which a more (lower) realistic tax rate can be recommended to the Members.

Community Property

Kathy, community property, has several projects in hand which call for Member participation. She will discuss those this evening.

Communications

Elvia, communications chair, is about to publish another newsletter for the Association. Most of the newsletter news will be or is on the Web site. However, Louise, corresponding secretary, tells that only about one-third of Members receive their newsletter from the web.

Road and drainage

Norm, road and drainage committee, reports yet another round of required permits for the Master Plan. Campbell and Sappe and Eyster and MacLeod recommended strongly, very strongly, that we move ahead on maintenance and repair. Though Mike Drum has not provided his alternatives report, or his site visit report, stone and pipe will be used as appropriate (as on Shore Drive where open ditches last two weeks) with open ditch repair and maintenance will be done on the remaining entire system. Norm has contacted Tom Carroll to tell him to proceed.

Beach

Tina, beach chair, will ask for painting volunteers for the gazebos and for clean up. Probably a contractor will be sought to put up the nets this year.

Respectfully, Norm MacLeod, president