

**Oyster Harbor Community Association  
Minutes of Board meeting held on 9<sup>th</sup> February 2006  
at Hillsmere Library**

**Present:**

Pat Cannon	Chairman
John Merrick	
Norman MacLeod	President
Eunice Cherry	
Joe Butcher	Vice-chairman
James Campbell	
Ian MacKinnon	Secretary

Calvin Kidd, Dan O'Connor and Bob Sappe were not present.

Members of the community present: Mr. Eyster.

The meeting was called to order by Mrs. Cannon at 7:10 p.m. and there was a moment of silent reflection..

**Previous minutes**

The minutes of the Board meeting held on the 23<sup>rd</sup> January 2006 were circulated to the Board and no changes were requested. Mr. Butcher proposed the acceptance of the minutes and the motion was seconded by Mr. MacLeod. All voted in favor.

The meeting was focused on issues arising from the President's report and for convenience the comments and decisions are inserted in the report.

**President's Report to OHCA Board**

2-9-06

At the January 24, 2006 OHCA Budget Meeting, the Association Members present passed the FY2006-2007 budget as presented. With that approval, the OHCA budget was formatted as required by AACounty and presented on February 2, 2006 (See attached).

The minutes of the 2006 OHCA budget meeting are attached

The Treasurer's report of 1/16/06 was submitted to the Board at the last Board meeting and is, with the budget, attached to this report.

**[Secretary's note: The Board discussed the circumstances in which an expenditure request should be referred to a community meeting. It was agreed that the secretary would make a proposal to the next Board meeting. ]**

**Roads and Drainage**

OHCA Vice President Bob Eyester has resigned as Chair of the Roads Committee.

Extension of the grading permits is being pursued for two purposes: 1) to allow the Master Plan to proceed (the permits for that purpose have expired), and 2) to be sure to have the permits in hand for the maintenance and repair of swales and culverts whether or not they are required. The procedure appears to be the same as for initial procedures except that the same engineering work will be used and the SCS report and grading bond financing are still valid.

**[Secretary's note: after considerable discussion Mr. Merrick proposed and Mr. MacLeod seconded that a walk through of the major project areas in the community be organized with Mr. Drum advising. All were in favor. Mr. MacLeod to coordinate the walk through.]**

**There is an urgent need to get copies of the bid documents. Mr. MacLeod undertook to get these documents within days from the engineers. Mr. Butcher volunteered to place these documents with contractors and to assemble a set of 3 bids for the Board to consider for each parcel of work.**

**It was agreed that we were unlikely to get one contractor to do the whole roads project. It was agreed that Mr. Butcher would approach and encourage smaller contractors to bid for different parts of the project. It was hoped that this approach would ensure we could get the project completed quicker]**

Neighbors on AOTB road had called the county environmental inspector (Walter Kinder) and OHCA's VP to view a disputed water drainage matter. The matter was settled amicably with action by both neighbors to unblock and reestablish storm water flow from one lot to another.

#### **Community Property:**

The committee's report is attached.

#### **Piers and Harbors**

The contracts for permitting work are much in excess of the previous estimate - \$15,000. (Added comment: The Jack Norris estimate of \$5,000 for the docks was accurate. There are three variances which require permits. These are needed because the docks and boat ramp are too close to adjacent properties, less than the required 15 feet.

**[Secretary's note: The President was requested to determine why the fees were not properly estimated in the tenders. Post meeting note: It appears that the variances were not anticipated and both tenders would have been equally affected.]**

The dock work, ramp and approach, and electrical contracts have been received and are as submitted previously.

Leases for the boat slips have been mailed out to all lease holders. A list of slip holders and the waiting list has been distributed.

At the boat ramp, the surplus Verizon wire has been removed.

**Recreation:**

An OHCA bingo game is being planned, though the venue and date are not known.

**Compliance:**

MOTION: That the compliance committee be reactivated.

Discussion: Instances of uninhabitable buildings are increasing in the community. A developer, though fined, has not repaired damage caused by un-permitted work. The committee's last chairman was Charles Adams. He has said that compliance interest had waned.

**[Secretary's note: The motion was proposed by Mr. MacLeod and seconded by Mr. Campbell and all were in favor. Mr. MacLeod would approach members of the community to become involved. It was noted that there were several new properties being built in the community and it was therefore urgent to encourage the formation of an active compliance committee.]**

**Security**

A notice to be alert has been posted on the web. This was in response to Members noting slow-moving cars in the beach area and a robbery of car contents.

**[Secretary's note: Mr. MacLeod undertook to review the state of community lighting and to recommend if additional lights should be installed to improve our security.]**

**Additional business: Mrs. Cannon presented a draft letter to be sent to Arundel on the Bay community concerning their approach for us to purchase an easement. The letter was well received by the Board and the Board agreed unanimously that Mrs. Cannon should send her letter to the President of Arundel on the Bay community.**

**Note: the corresponding secretary holds a copy of the letter.**

**A motion proposed by Mr. Merrick and seconded by Mr. MacLeod called for adjournment of the meeting at 9pm. All voted in favor.**