

**Oyster Harbor Community Association
Minutes of Board meeting held on 9th March 2006
at Hillsmere Library**

Present:

Pat Cannon	Chairman
John Merrick	
Norman MacLeod	President
Calvin Kidd	
Bob Sappe	
Joe Butcher	Vice-chairman
James Campbell	
Ian MacKinnon	Secretary

Eunice Cherry sent her apologies for absence. Dan O'Connor was not present.

The meeting was called to order by Mr. Butcher at 7:20 p.m. and there was a moment of silent reflection.

Acceptance of the agenda was proposed by Mr. Sappe and seconded by Mr. MacLeod and all agreed. Mrs. Cannon took over the meeting and proposed an addition to the standard agenda concerning an update on the Fishing Creek fence. This was seconded by Mr. Sappe and all were in favor.

Previous minutes

The minutes of the Board meeting held on the 9th February 2006 were circulated to the Board and no changes were requested. Mr. Sappe 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: March 9, 2006

Committees

Roads:

Following the motion to ask Mike Drum to develop alternatives to present design at Fishing Creek Road put at the last Association meeting, Drum was contacted and has agreed to a study of alternatives. Mike Drum was invited to this meeting, and has offered to meet on Saturday, March 18, at 9a.m.

[Secretary's note: The meeting decided that it was not economic to invite Mr. Drum to the meeting. Mr. Drum to be invited to write a report.]

Drum also gave two contractor names for Master Plan work, Coles – which is interested and will get information this week, and Jones of Annapolis, which isn't interested. Work on other parts of the Plan will proceed before the study results are presented. The grading permit extensions have not been received.

Tom Carroll will commence maintenance and repair work at 1227 Washington Drive and other emergencies when the Board decides on whether to use French drains (\$6,000) or open swales (\$1,600). The question was posed in an email to Board officers this week.

[Secretary's note: it was proposed by Mr. Merrick that Mr. Drum be asked to approve whether a French drain was a good solution to the problem and the technical and cost impact on the Master Plan.. This was seconded by Mr. Sappe and all were in favor.]

A discussion of the Master Plan was held at the last Association meeting with considerable discussion. Many of the members had not seen any of the engineering drawings, two of which were mounted on Boards.

Piers:

BGE has removed one of the poles at the boat ramp. Phil Staller continues to move the contracting process forward. The permitting process is underway.

Committee Property:

Raking of swales is complete. See March committee report.

[Secretary's note: The President was asked to check with Kathy Burke if all the swales were now cleared. Mr MacLeod expressed the view that it seemed to have taken a very long time and we would look carefully at the invoices.]

Dredging:

David Ginsberg has agreed to take over from Richard Lynch (who was given the files by Charles Wynn). David has found OHCA has a valid license for dredging the channel, but no current permits. He is getting information from the Army, the State and the county to pursue next steps.

Security:

No new reports of security problems have been received.

Compliance:

Bob Sappe has volunteered for chair. Dr. duBois has volunteered to be a member of the committee.

[Secretary's note: Mr. Sappe agreed to contact the county and ensure that the community see plans before they are permitted by the county.]

Beach:

One bid for the garden work has been received (Tom Carroll), and more are being sought.

Insurance and bonds – Moody is processing our request for bonds. We have had to provide information from the county law office to Moody. The forms are too complex for completion without assistance, and Tammy has agreed to give such. (It was to happen this week.)

Old Business:

There is another old or dead tree in Creek drive and it was agreed this needed to be taken down soonest. President to pass onto Kathy Burke to resolve.

Issue of the paper 'Cross road'. There was considerable discussion on this running issue. Mr Merrick agreed to produce a paper summarizing the history and giving the background to previous Board decisions. It was also agreed that since Board members had family members with property affected by the paper road then there might be conflicts of interest. Mr. Merrick undertook to produce an ethics policy for the Board to consider. All were in favor.

Correction for this meeting:

Mr. Merrick agreed to lead the Board through a discussion of past statements made by proponents of extending Cross Road so that new and future Board members will be aware of the history of this issue and the differing views. According to Mr. Merrick, this issue has already come up at two meetings with the same ground being covered. Others have stated that they do not recall past discussions and agreements.

Mr. Merrick stated that unlike the past, it is not uncommon for Board and OHCA Committee members and chairs to have a direct vested interest and an influential vote on many of the hot button issues facing the community. Given the Board's unique fiduciary responsibility to the community and the liability we face as decision makers, Mr. Merrick recommended we receive ethics training from our lawyer. The secretary stated that he did not think we should incur an expense for this and that there must be some literature we could review. Mr. Butcher offered to share the training material used in his real estate company with the members of the Board.

A motion to close the meeting was proposed by Mr. Butcher, seconded by Mr. Merrick and all were in favor. The meeting closed at 8:50 p.m.