

**Minutes of
Oyster Harbor Citizens Association Meeting
April 29, 2008**

President Brooke Doswell called the meeting to order at 7:30 pm at Hillsmere Elementary School. There were 21 members present (sign-in sheet at Attachment 1).

President Doswell handed out the agenda (Attachment 2), and the meeting began with a moment of silence. Recording Secretary Nancy Plaxico handed out minutes of the 3/13/08 and 3/29/08 Special Call Meetings of the Association. Nancy noted that the draft minutes have been posted on the OHCA website for some time. After those present reviewed the minutes, Bob Eyster made a motion to approve both sets of minutes, and the motion was seconded and approved.

Joe Butcher asked if the community had been notified 30 days in advance of tonight's meeting. Bob Eyster noted that the Association has four regular general meetings during the year and can have more. President Doswell said the meeting was posted on the OHCA website and she had put up a sign at the entrance to the community 10 days ago. OHCA Chairman Kathy Burk said the standard is to notify the community of general meetings through the sign, website, newsletter and email.

Election to Fill Two Vacancies

President Doswell noted that the main purpose of the meeting is to fill the vacant positions of Financial Secretary and Board Member. She announced that since 21 members were present, the election could be held. A question was raised as to whether the quorum requirement was 25, and Bob Eyster and Kathy Burk clarified that the only OHCA meeting that requires a quorum of 25 is the budget approval meeting. Kathy noted that the OHCA Constitution is silent on how to hold elections to fill vacancies during the year, and since many community members have expressed concern that we leave positions vacant for too long, she felt we should move ahead in filling these two vacancies.

Jeff Wagenmann made a motion that we hold the election for the two positions at this meeting. Kathy Burk seconded the motion, and it was approved by a vote of 12 in favor and 6 against.

President Doswell asked for nominations for the position of Financial Secretary. Garth Wells was nominated, and he agreed to his nomination. There were no further nominations for Financial Secretary.

President Doswell asked for nominations for the open Board position. Bob Eyster and Jeff Wagenmann were nominated, and each agreed to his nomination. There were no further nominations for the Board position.

Nancy Plaxico asked that the three candidates give a short description of themselves and their activities in the community. Garth Wells said that he has lived in Oyster Harbor since July 2005. He is a real estate financial professional, and his wife is a teacher.

Bob Eyster said he has lived in Oyster Harbor for 19 years and has been a property owner for 3 years. He is retired, and has served on the Board of the Maryland Seafood Festival for many years and been the Chair for one year. He is a past Vice President of OHCA and serves on the Community Property Committee.

Jeff Wagenmann said he has lived in Oyster Harbor for 3 years. He works for Enterprise Leasing, and deals with construction, utilities, right of way, etc. in his job.

The election was held by written ballot. Nancy Plaxico collected the ballots and the three candidates watched as the ballots were counted. Nancy announced that Garth Wells was elected as Financial Secretary by a unanimous vote, and Jeff Wagenmann was elected to the Board by a vote of 12 for Jeff and 9 for Bob. President Doswell thanked Garth and Jeff for agreeing to serve the community.

OHCA Financial Report

President Doswell handed out the monthly financial report (Attachment 3). She explained that OHCA has \$335,862 in available funds, and we won't get another cash infusion from the County until November. President Doswell went through the line items on the report explaining variances from budgeted amounts.

Norm McLeod asked if the budget numbers in the financial report are the same as those in the budget submitted to the County. Chair Kathy Burk said yes they are, except the budget sent to the County does not have all the detailed line items that are in the monthly financial report. President Doswell added that the budget has now been put into the County's new format. Garth Wells asked if there have been any changes to the budget since it was submitted to the County. President Doswell said she will do a comparison of the budget as submitted and current budget and post that on the OHCA website. She noted that some funds for roads were taken out of escrow after the budget was submitted, and the community has approved those funds being spent on roads (for swales maintenance, putting rocks in swales, etc.). She explained other variances from budget such as for security (since the decision was made to increase the hours the County Sheriffs patrol each week) and Piers and Harbors (some of the \$144,000 budgeted last year for Piers and Harbors was spent this year).

Joe Butcher asked about the \$10,000 budgeted for a feasibility study for a community clubhouse. President Doswell explained that since the County will probably not approve building a clubhouse on OHCA's Fishing Creek property (because it includes wetlands), the Harbor Drive property is the most likely

location. A civil engineer needs to do a design layout for the Harbor Drive property to see what will fit, provide the needed parking, meet code, etc.

Bob Eyster recommended that the monthly financial report include a summary page showing the funds we have available, expenses for that month, and balance. Norm McLeod asked that the monthly financial report show the dates of all checks. Calvin Kidd asked that Board members receive the monthly financial report four to five days before the Board meets for review.

Naomi Perry asked who is responsible for Special Tax District funds. Kathy Burk responded that the Treasurer (Carol Swan) is. The Financial Secretary has nothing to do with the Special Tax District funds, but rather handles recreation funds, payments for slips and harbors, donations to the association, etc. President Doswell said she will ask the OHCA attorney to clarify the Financial Secretary's responsibilities.

Community Property Report

Recreation Committee Chair Joni Stone said the committee is still working on updating street lights in the community. The County will do a safety check to be sure we have enough lights. The spring dumpster weekend will be May 31-June 1, and we will also have a dumpster a weekend in October.

Joni reported that a letter went out to all property owners notifying them that May 1 is the deadline for all untagged vehicles to be removed. After May 1 we will send out letters to property owners with untagged vehicles, and the County will step in after that.

Joni announced that OHCA will be starting a Block Captain system to increase communications and neighborliness in the community. In addition to staying in touch with current residents, Block Captains will go see new residents to welcome them into the community and give them welcome packets. Each Block Captain will be responsible for about 10-15 homes, and the Block Captains will form a group that Joe Burkeholder has volunteered to lead. We are seeking volunteers to be Block Captains.

The County has contacted Joni about spraying for mosquitoes. Anyone who does not want their property sprayed for mosquitoes can submit a form to the County and their property will not be sprayed. That form will be posted on the OHCA website. President Doswell said there are several people in the community who are against the spraying. Bob Eyster noted that there are tablets that can be thrown into standing water to prevent mosquitoes from breeding. Patty Jenkins added that dogs and children should not be allowed around areas where tablets have been used.

A new gate and safety equipment have been installed at the boat ramp. The fishing pier at the beach was inspected and repaired over the winter.

There will be weekly bacteria testing of the swimming area at the community beach. Kathy Burk noted that testing should also be done at Fishing Creek and Oyster Creek since people swim in those areas too. A sign is posted if the water is not good for swimming.

President Doswell explained that Rhodes Whitehall is now handing out keys to the boat ramp and she is handing out beach keys. The beach key works at the Fishing Creek dock as well as the beach.

Roads Report

President Doswell said there have been several meetings on Shore Drive, and we are trying to find an acceptable resolution to the flooding problems there. Mike Kretsch, an engineer from McCrone, is consulting with us on Shore Drive and other bad flooding areas in the community. President Doswell wrote a letter to all Shore Drive residents letting them know about plans to address the flooding, and invited them to the meetings with Mike Kretsch. One proposal that Mike Kretsch likes and thinks the County will like also is to have a rain garden at the juncture of Oyster Harbor and Arundel on the Bay, at the end of Shore Drive where the two large planters are now located. That would provide storage for water that now runs down from Arundel on the Bay and reduce the flow of water onto Shore Drive.

Members brought up several other areas in the community with flooding issues that Mike Kretsch should examine. There was also a discussion of whether the community wants to start fixing drainage issues on private property. Calvin Kidd noted that there are “hot spots” with drainage problems around the community, and it won’t take a lot of money to fix those hot spots.

Recreation Report

Recreation Committee Chair Patty Jenkins noted the May Day basket competition will be on May 1, a community yard sale on May 31 (the yard sales will be at individual homes and there will be a map showing which homes are participating), the beach opening on June 7 with Orlando Phillips (volunteers are needed), and music at the beach on July 12 with Johnny Steele.

A motion was made, seconded and approved that the meeting be adjourned, and the meeting was adjourned at 9:10 pm.

*Respectfully submitted,
Nancy Plaxico, OHCA Recording Secretary*