

OHCA: DC: 12-21-2007  
Approved minutes

**OYSTER HARBOR CITIZENS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, DECEMBER 20, 2007  
(Continuation of Dec 13 meeting)  
MINUTES**

PRESENT: Kathy Burk, Chairman  
Dan Craig, Vice Chairman & Acting Secretary  
Joseph Butcher, Director  
Winston Dunkley, Director  
Calvin Kidd, Director  
Norman MacLeod, Director  
Brooke Doswell, President

Also: Irving McConnell, OHCA resident  
James Wyatt, OHCA resident

PLACE: Eastport Yacht Club, Annapolis

CALL TO ORDER: By Burk at 7:15 pm with a moment of silent reflection

AGENDA ACCEPTED: Unanimously

MINUTES from 11-15: Approved 5-0 on motion by Butcher, seconded by Kidd  
(MacLeod and Doswell abstaining; not present 11-15-07)

MATERIAL distributed: Printed agenda for December 13  
(no quorum Dec 13; meeting postponed to Dec 20)  
Draft Minutes II for November 15  
Drainage and Road Invoices FY06-FY07  
OHCA Road Work - Estimate for Second Half 2008  
McCrone Letter dated December 20, 2007, re Job  
#D1070471  
Task Description for OHCA Drainage and Roads  
OHCA Voucher Log Fiscal Year 2007-2008  
Oyster Harbor Community Association Budget FY 2009

[draft]

PRESIDENT'S REPORT: Doswell reported as follows:

- The only unpaid voucher for 2007 (except for the checks cut but not delivered to the auditors and Norris) is to the Carroll Brothers for \$4,800 in stones.

- A special community meeting was called December 1 to discuss placing stones in swales.
- McCrone offered an engineering opinion that stones were efficient and that the cost of maintaining swales with stones was less than the cost of maintaining swales without.
- Placement of stones in newly maintained swales ceased in April 2007 [per vote of the Board] but cleaning and maintaining community swales is proceeding, as envisioned in the Master Plan, in 14 areas throughout the community.
- \$232,000 has been spent to date maintaining the swales and filling them with rocks.
- \$158,000 more is needed to finish the swales with rocks throughout the community.
- The cost of finishing the rest of the swales without rocks is \$101,000.
- There will be a special call community meeting in January to vote on whether to continue with the Master Plan or whether to seek greater flexibility in developing roads and maintaining swales street by street.

Craig pointed out that McCrone also reported that OHCA's new stone-filled U-shaped swales (narrower top, wider bottom, same depth as Master Plan swales) are as efficient in moving water as the shallow sloped, open, eight-foot wide swales called for in the Master Plan. Dunkley asked about the reasons for changing the swale design; Doswell reported that it was to accommodate the rocks, and that rocks are now necessary to help support the fabric-lined sides of the newly maintained swales. She also noted that rocks slow down the speed of flowing water, as is now desired by the State and County governments, and that rocks allow passage of cars and emergency vehicles on top of the swales.

Craig expressed satisfaction that the case had been made for proceeding with stone-filled swales. Kidd agreed on the assumption that maintenance costs would be lower than swales without stones. Burk expressed concern about using stones, especially on Cross Road; she wondered why we would continue using stones before the community had a chance to vote on the Master Plan in January. She also asked if we should pay Carroll Brothers for stones already acquired but not yet placed in swales but not to acquire any further stones. The consensus was that it would be consistent to pay Carroll Brothers if the Board agreed to proceed with stones throughout the community.

MOVED by Craig, seconded by Kidd, that OHCA proceed with the placement of stones in community swales. Passed 5-2 with Burk and Butcher dissenting (Burk: it's premature).

During debate on the motion there was considerable discussion of whether it makes sense to place stones in swales next to roads that may have to be widened. Doswell pointed out that the cost of moving stones with the heavy machinery required for road building would be minimal and that we cannot afford to wait on swale maintenance any longer. Dunkley and others agreed: no more waiting. In addressing the Board, Mr. McConnell agreed that the swales should be filled with rocks but asked that Cross Road be widened. Doswell

argued that swale maintenance and drainage can be pursued independently of road maintenance and construction. Butcher disagreed and stated that road widening should be done prior to swale maintenance. It was noted for the record that over the past 15 years there has been rudimentary maintenance of the swales but that silting had not been properly addressed and needs to be dealt with now. The Board then discussed renewal of maintenance contracts for leaf removal from swales and snow removal from roads.

MOVED by MacLeod, seconded by Butcher, that OHCA renew Jose's snow removal contract for 2008. Approved unanimously 7-0.

MOVED by Butcher, seconded by Dunkley, that OHCA renew Jose's landscaping contract for raking the swales in 2008. Approved unanimously 7-0.

After Doswell noted that letters had been sent to two private OHCA citizens asking them to remove pilings that were obstructing community rights of way, it was:

MOVED by Butcher, seconded by Doswell, that the OHCA Board remove the hazards from community property. Approved by a vote of 5-2.

Burk noted that in circumstances involving the clean up of private property, the Board would use County channels and complaint procedures.

## 2008-2009 BUDGET PREPARATION

OHCA Board members discussed the draft budget for FY 2009 at length and agreed to:

- Restate budget categories and line items to conform with advice received December 17, 2007, from Anne Arundel County auditors;
- Add line items to 'Community Property Maintenance/General and Admin' for (1) management costs, (2) membership fees in other associations, and (3) County taxes paid;
- Add dredging costs of \$15,000 for licensing and permitting;
- Add a line item for "supplies" to "Community Property Maintenance/Other";
- Move the "Beach" budget into "Community Property Maintenance" and add \$75,000 for "Emergency Contingency";
- Increase funds for the Beach "Fishing Dock" to \$5,000 for an inspection next spring;
- Add \$100,000 for costs and \$5,000 for engineering studies to raise Shore Drive; and
- Strike \$20,000 in capex funding for the beach retaining wall since construction will likely be done in FY 2008.

In discussing capital expenditures for FY 2009, Board Members asked if a charter revision was needed in order to build a clubhouse as proposed in the budget. Doswell reported that the answer was unclear but a vote to change OHCA's Charter could be part of the Special Call meeting in January 2008.

MOVED by MacLeod that the modified budget be approved subject to it being circulated by e-mail within two days and reviewed further by Board Members. Craig offered an amendment to strike the second clause of the MacLeod motion so that the budget would be approved as modified, with the President having editorial powers to make necessary and conforming changes. Craig's motion was seconded by Butcher and adopted unanimously, so the FY 2009 budget as modified December 20 was approved.

OLD BUSINESS:                NONE

NEW BUSINESS:                NONE

ADJOURNMENT:                9:30 PM, with wishes for a Happy Holiday to all.