

## Oyster Harbor Community Association

### Minutes of board meeting held on 14<sup>th</sup> December 2006 at Hillsmere Library

#### Present:

Calvin Kidd	Chairman
Norman MacLeod	President
Pat Cannon	
Daniel Butler	
Joe Butcher	
Kathy Burk	Vice-chairperson
James Campbell	
Ian MacKinnon	Secretary

Members of the community: Bob Eyster; Nancy Plaxico

The meeting was called to order by Mr. Kidd at 7.12pm and there was a moment of silent reflection.

Acceptance of the agenda was proposed by Mr. Butcher and seconded by Mr. MacLeod and all agreed. .

#### **Previous minutes**

The minutes of the board meeting held on the 9<sup>th</sup> October 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 discussed the Presidents report and the discussion and actions are included below.

President's report 12-14-06

Several requests from the Board to the President are noted in the attached minutes of the November Association meeting.

Roads:

According to Kurt Karsten, the ownership of Creek Drive extended is not affected by the grading permit granted to Consolidated Engineering. The transfer deed from Oyster Harbor, Inc. to Oyster Harbor Citizen's Association of 1950 established OHCA's ownership of the roads and refers to recorded plats of that year.

**Action: All agreed to present deed to County**

The land survey is completed and staked. We will receive a map of the survey shortly. The detailed wetland delineation is to be conducted this week. Soon after Drum Loyka will transfer the survey to paper using an existing plain view of the extended road.

**Action: Committee formed of Mr. Kidd / Mr. Butcher / Mrs Cannon / Mr. Butler / Mr. MacLeod to manage the Creek Drive extension and the roads committee.**

**Meeting recognized need to recruit a managing engineer. It was suggested that Mr Allen, a community member and architect might be available to assist the committee. All voted in favor.**

**Action: A motion to include the planning and permitting of the Creek Drive gravel extension should be included in the roads master plan process was proposed by Mrs. Cannon and Mr. Butler. All in favor apart from Mr. MacLeod.**

Construction of the road was estimated and put to bid at about \$96,000 in 1988, or about \$200,000 in today's dollars.

Members on AOTB Road continue with run-off problems. The Ahern property is developing an easement, surveyed by Drum Loyka for Ahern, for drainage from Lake Gilliam/Sunshine. Mike Drum will check elevations to see if a drain will flow into the culvert and pipe leading to Fishing Creek tidewater. There's a real question about that.

Shore Drive continues to be a problem. We have had four storms this fall that washed over our bulkheads and beaches. In the last instance, our new wall seemed to be effective. However, the beach at 3113 washed out again. The sand was cleared at community expense.

**Action: A motion was proposed by Mr. MacKinnon and seconded by Mr. MacLeod that if a property owners assets (e.g. a tree or sand from a beach) intruded or impeded onto community property and roads and is not cleared in a timely manner, then the community will perform the clear up and charge the homeowner. All voted in favor.**

A consulting engineer, Chris Davis, agreed and made an appointment to look at the total Shore Drive problem. However, his survey was called off after discussion with a member.

Treasurer:

As noted in the Treasurer's summary (attached), the use of Unrestricted Funds has yet to be resolved. Our outside auditor has confirmed with concurrence of the county auditor that those funds can be used for current projects.

The backlog of invoices has been brought up to date.

Beach:

The beach wall has been installed. The permits were granted quickly because the height was limited to two feet. The plantings are incomplete, with re-establishment of the roses yet to come.

### Community Property:

Joannie Stone has agreed to be the new chair of this committee. Thanks and thanks. Snow plowing and leaf removal are both being covered by LB Landscape (Joes Lemus).

### Budget

A draft budget for FY08 is attached for use of the Board in preparation of the FY08 budget. The budget should be mailed out to Association members before Christmas to meet AACounty requirements.

**Action: The board did not feel it had enough time in the meeting to review the budget numbers. It was agreed that the numbers would be reviewed by e-mail within 2 days and if there were no objections would be mailed out to the community. All were in favor.**

**A proposal to adjourn was made by Mrs Burke and seconded by Mr. MacLeod and all were in favor. The meeting closed at 8.45pm.**