

**Oyster Harbor Community Association  
Minutes of Board meeting held on 23<sup>rd</sup> January 2006  
at Hillsmere Library**

**Present:**

Pat Cannon  
Eunice Cherry  
Ian MacKinnon

John Merrick  
Calvin Kidd

Norman MacLeod  
Joe Butcher

Members of the community present were Mr. Eyster and Mr. Butler.

The meeting was called to order by Mrs. Cannon at 7:03 p.m. and there was a moment of silence.

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 for 1-23-06**

**Audit:**

Jimmie and Robin have produced a treasurer's report that is on a cash basis (The report was presented to the Board at the last meeting.). The report shows amounts spent to date (from 1 July 2005), budgeted amount and balance by line item. The line items are broken into segments of budget components, such as raking within community property.

Where item expenditures are greater than the budget, and a negative balance occurs, the concerned committee will reallocate within, but, not across, budget components, and report that in the next treasurer's report/

**Roads:**

Carroll Brothers has submitted a T&M proposal for maintenance of swales and culverts. It is \$150/hr. for two ditch cleaning machines, a truck, and leveling instruments with two operators and an assistant. Where pipes need replacement, the cost will be \$20/ft. plus T&M. Thomas Carroll estimates three weeks or 120 hours will be needed in the community (\$18,000) Work can start within two weeks.

**[Secretary's note: The Board requested that a more detailed estimate be provided before agreeing to the work. It was also agreed that where pipes need to be replaced they are done in accordance with the master plan.]**

The Master Plan continues to be the primary task. Mike Drum will be meeting with us tomorrow to begin his consultancy with OHCA. Matt Kelly, Greenhorne & O'Mara, has yet to provide a copy of the bid documents. Reliable has been contacted, but hasn't responded so far.

Enquiries about the extended unpaved segment of Creek Road have been received from plot owners by Bob Eyster, Committee Chair. The roadway was examined and found to have only short segments of unpaved roadway. It was explained to the owners that the primary goal of the committee was drainage. It was also noted that no proposals or budgets for Creek Drive or Cross Road have been received or included in the Board's programs.

(One OHCA member recently purchased a lot in the area where Creek Drive might be extended. He then spent \$11,000 on an unsuccessful permitting endeavor. It's clear that the county should have made its intentions to deny clear.)

**[Secretary's note: Mr. Butcher proposed that the unpaved roads be included in the master plan. This was not seconded and therefore the proposal was not voted on.]**

**Community property:**

The contractor, Phil Gerrior, has not provided raking services as contracted – or at all. We are looking for a new contractor.

**[Secretary's note: It was agreed that the Chairman of Community property would regularly review the quality of work performed by Mr. Gerrior or any replacement contractor. Mr. Eyster raised that there were at least two trees on community property which looked unsafe. The President was requested to ask the Chairman of community property to investigate and recommend what we should do.]**

AACounty Public Works cleaned the shoulders of AOTB road in response to a member's request.

**Beach:**

Carroll Bros. has made a bid of \$6,200 to install a beach garden behind a riprap wall, recovering and using existing stone, putting sand onto the beach and grading that, planting 70 plants on the shore side of the ornamental fence. We have also asked for a proposal using 6x6 ft wood (not railroad ties). The bid is by phone at this time with a faxed bid due on Tuesday, Jan. 24, 2006.

We are also expecting a bid from Homestead Gardens.

**Piers and Harbors:**

Phil Staller, Chair, will meet with engineering contractor to provide orientation and to receive a bid for services. The amount required to obtain dock permits from all parties is estimated to be less than \$5,000.

**[Secretary's note: The secretary reminded the Board that we had made the decision to proceed with the plan presented by Mr. Staller once we had confirmation that the permit would be less than \$10,000 and that no further Board resolution was required.]**

**It was proposed by Mr. Merrick and seconded by Mr. Kidd that the pier slip fees be increased to \$2 per foot from June 1st 2006. All were in favor.**

**The issue of Fishing Creek access and the request for us to pay for an easement from Arundel on the Bay community was discussed. It was reported that our status as a community in Anne Arundel County prevented us from entering into an agreement with Arundel on the Bay community. Mr. Merrick offered to draft a note for the Board to review at the next Board meeting.**

Moving the electric cable overhead to sub-surface from pole to meter by BGE will cost \$2,500. The present arrangement is unsafe for sailboats on the roadway or the approach to the boat ramp.

**[Secretary's note: Mr. MacKinnon proposed and Mr. MacLeod seconded that the community pay for the removal of the cable.]**

**Administration:**

Vouchers need discussion.

The Association meetings will be held in St Anne's Day School, located on Hillsmere Road. Our usual meeting place has been pre-empted by the Coast Guard Auxillary for its basic course.

We have received no bids for officer bonds. (Eunice Cherry provided additional contacts, which haven't yet given bids.)