

**HSIA GENERAL MEETING
THE KEY SCHOOL
November 14, 2019**

BOARD MEMBERS PRESENT: Dave Miles, Mike Wurst, Steve Vanderbosch, Phil Jones, Gene Gross, Claire Corcoran, (Absent: Mike Waters, Marilyn Carpenter, Robin Clark Eilenberg, Ray Sullivan, Brian Gallagher)

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Louise Bower, Noel Gasparin, Nick Kyriacou, Rita Treadwell, Huey Treadwell, Gregg MacDougall, Kevin Green, Jeri Singleton, Dan Hoadley, Sandra Anderson, Linda Elkington, Paulette Schwallenberg, Lenore Naranjo, Tom Schwallenberg, Mary Ericson, Roy Ericson, Charles Metzger, Helene Raven, Vijay Ramraj

Dave Miles, Vice President, called the meeting to order at 7:10 pm in the absence of the President. No quorum present.

MINUTES: September General meeting minutes will be presented at the January General meeting, as a continuation of the November General meeting, since no quorum is present at tonight's meeting.

TREASURER'S REPORT: Gene Gross reported that we have \$615,251.89 in the Operating Account, \$340,232.31 in the Special Tax Fund, for a total of \$955,484.20 as of September 30, 2019. Not much activity at the beginning of our quarter. HSIA is planning to raise dues from \$20 to \$25, to help support legal fees. Piers & Harbor is supporting legal fees with \$10,000 from their budget and the Pool is supporting legal fees with \$7500 from their budget. No major changes to Special Tax budget and the ST rate will remain at \$249 per lot. \$45,000 for pool resurfacing has been pushed out to FY2021. Gene Gross took questions from the floor. Helene Raven stated that she felt the pool should be open to the community more than once a month, in proportion to the amount of Special Tax funds used for the pool.

NOMINATIONS CHAIR: Mike Wurst asked if there were any nominations from the floor. Mike invited all members to put their ballots in the ballot box if they haven't already done so. At this time, the voting was closed and Mike Wurst, along with 3 other members, proceeded to count votes.

PIERS & HARBOR: Steve Vanderbosch reported that the Sunset boat ramp reconstruction has begun and good progress is being made. The contractor hopes to be done mid-December, weather dependent. Steve asked all to please stay out of the area. The pump out and water at the marina is shut down. Ice eaters will be installed the first part of December. There were high tides and north winds around Halloween. Please make sure you check your boat, because boats were hitting the deck boards. Norm Johanson and Steve replaced 13 deck boards. More people will be moving their boats to the Boat Park.

BEACH: Jeri Singleton reported as follows:

1. Thank you to Tommy Grierson for beach clean up.
2. A bus backed into one of our signs at the beach gate. Jeri asked the driver to put in a new post.
3. Marilyn Carpenter had a dedication ceremony for the new rock climber at the beach.
4. Sandy Anderson is still waiting to hear from the County on plans for a guard shack.
5. The Beach Committee is not moving forward with plans for a flag and flagpole at the beach. The Committee might look into placing a pole off one of the pavilion posts.
6. Pumpkins at the beach sign were smashed and solar lights were stolen
7. The foot wash is winterized
8. Carry-in and carry-out of trash is encouraged

BUILDING PERMITS: Dave Miles reported that the HSIA permit process is going well. The County has approved Mr. Fred Matos' 52' radio antenna. We will be processing a building permit for Mr. Matos.

SECURITY: Claire Corcoran reported that Security is in "off-season" mode and hours have been shifted accordingly.

ZONING: Claire Corcoran reported that she has been working with the County regarding land use, especially about Airbnb and rental homes with a large number of tenants. We are a single-family community and wish to remain that way. Investors are buying houses and turning homes into hotels. This creates lots of cars, lots of junk and lots of garbage. Claire met with County officials to discuss the fact that other counties have rules in place to not allow any more than 4 or 5 unrelated individuals to live in a single-family home. We have homes that have 12 or more people, with multiple families or workers, living in a 3-bedroom house. Claire met with Lisa Rodvien (AA County). Ms. Rodvien will not entertain any changes because, in her words, these are all hard-working people. We have to look at our covenants and alter/update them and make them stronger. The County will not help us. If you see a house with lots of cars and multiple families, please contact Claire.

POOL: Nothing to report.

ENVIRONMENTAL: Ray Sullivan reported for Kevin Green that the County came out to look at our dying tree on Harbor Drive. Will take down as soon as project permit is closed this month. The County is also going to work with highways to fix runoff across Harbor Drive (eroding side of the project). No word yet on tree planting grant.

ANPF: Ray Sullivan reported on the proposal for Royal Farms store on the corner of Tyler and Forest Drive (28 pumps and a 24-hour store). Kiddie Academy is waiting for variances. Nothing new on Crystal Spring Farm. Construction has started at the Reserve at Quiet Waters. Quiet Waters Park closed on the land acquisition for expansion.

OLD BUSINESS: Dave Miles reported that the 2nd Annual Oyster Roast had about 100 people in attendance and we had 2 ½ bushels of oysters. Mike Waters is looking for more signatures to submit for a controlled hunt for deer management. The deer meat would be donated to a food bank.

HOUSE: Tom Schwallenberg reported on the community house at 119 Great Lake Drive. The House Committee meets on the 3rd Wednesday of each month. Plans include new siding and new shingles. The house will be used as an office and meeting space. We budgeted \$35,000 for FY2020 and \$65,000 for FY2021. We are approaching the County for a building permit.

NEW BUSINESS: The Board has created a Shoreline Protection Committee, projecting plantings and maintenance for protection of our shorelines. Kevin Green is Chairing this Committee.

ELECTION RESULTS: Mike Wurst reported on the election results. 56 ballots were received and counted. Results are as follows:

Steve Vanderbosch – 52 votes
Ray Sullivan – 50 votes
Claire Corcoran – 42 votes
Phil Jones – 40 votes
Jay Harper – 38 votes
Robin Clark Eilenberg – 37 votes
Jeri Singleton – 37 votes
Chris Grim – 36 votes
Fred Matos – 23 votes
Write-in vote – Noel Gasparin (1 vote)

There being no further business, the meeting adjourned at 8:15 pm.

Respectfully submitted,

Jean Somers
Administrator