

**Glen Isle Improvement Association
Board of Directors Meeting Minutes
December 16, 2014**

Date: December 16, 2014

Time: 7:00 p.m.

Location: Glen Isle Clubhouse

Meeting called to order by Mike Wagener

Attending: Christina Feindt, Sam Liff, Yvonne Jenkins, Ben Borchelt
Mike Wagener, Martha Waltman, Tim Keating, Stephanie Hutchins, Jack Thibodeau,

Absent: Barbara Anderson, Chuck Malcomson, Lesley Powers, Anne Redmiles, Julie Burke, Mike Risher

Reading of the Minutes:

The minutes of the November 18, 2014 meeting of the Board of Directors were read. Motion made to approve with corrections by Jack Thibodeau, Mike Risher seconds. **Approved.**

Treasurers Report: Yvonne reports

Capital Reserve Fund: \$17,220.48

GIIA Checking: \$2,042.47

Safe Harbor Savings: \$41,386.77

Total Checking/Savings: \$60,649.72

Accts. Receivable: \$6,361.00

Total Current Assets: \$67,010.72

Documents were submitted.

Yvonne reports that we did really well on expenses and budget this year.

Budget meeting goal of January for proposed 2015 budget.

It would be nice to get the by-law revisions out in the same mailing if possible.

Jack Thibodeau makes a motion to accept treasurer report, Sam Liff seconds. **Approved.**

Committee Reports:

Playground: Tim Keating reports

- Playground is fine

Piers:

- May need another de-icer (bubbler) for B Pier, it is in the shop at Providence Marine for repair. Mike W. volunteers his personal equipment if needed.
- The BOD discusses a small scale repair project now or a larger scale overhaul in the future.

Sam Liff reports: Barb obtained bids for the A Pier tacking and rewiring; and other miscellaneous electrical items at the Marina. These smaller repairs total approximately \$2,000. A few items needing repair: The light by the shower, electric to the pole by the swimming area (wire needs replacement), electric on another light in parking lot. *Documents submitted.*

Some of the problems include those of 3 slips (A9, A11, A7). \$825 estimated portion of above cost.

Should BOD ask slip holders to pay any repair costs?

Resident suggests that past A Pier construction may have contributed to some of these issues.

Jack Thibodeau makes a motion that GIIA pays for these costs, Yvonne seconds. **Approved.**

Mike W. will reach out to owner's to confirm smaller repairs are OK.

Discussion held on more comprehensive work on A Pier

It is noted that 3 licensed electricians have looked at it and says it is currently "ok."

Hutchins: Should we address the entire large scale A Pier electrical work issue?

Resident suggests that if we open the issue to permit and inspection, we will have to upgrade all to current code, and could find more costs than we anticipated.

BOD recommends going ahead with smaller repairs Sam mentioned above.

Beach: Ben Borchelt reports

- Nets need to come in from the beach. Someone will move them off the sand.
Looking to hire someone to install them and take them out in the future.

Clubhouse:

- Plumber is coming to install spigot on north side of clubhouse
- Fan cover is in place inside clubhouse
- Work was done on fascia board. Dave Smith discovered some more damage to roof on north side, over porch.
He will give a bid for repair.

Roads and Paths: Tim Keating reports

- Tim has submitted an application for a \$25,000 grant from Chesapeake Bay Trust for renovation of Walnut Glen Path. We seem to have all credentials in place. He estimates we may know in a month or two if we get the grant.
- BOD should know more about what the new Walnut Glen resident is doing with construction as it impacts the Path project in many ways.
BOD should look at the site plans and environmental impacts.
The Walnut Glen resident did contact Tim to see if he can offer help.
Tim will seek out more information.

Old Business:

- By-Laws: Martha and Mike were at the attorney meeting with 4 or 5 questions. Martha reports (*her presentation notes were later submitted to secretary and are on file*).
Some highlights:
Membership, section 6: Real property owner one vote issue. Lawyer advises removing last sentence of the paragraph.
Article 6 finances, section 7: Facility usage discussed, take first sentence off. Liens only for those who are required to pay.
Elections: Article 5, 7 & 10 combined.
Nominee must be in good standing to be elected.
Add parantheses for all 3 classes A, B, and C, per Martha's suggestion
- Mike W – The attorney has advised that we are free to change the way we vote, by ballot or in person, on such things as by-law approval. Obviously, this revision is governed by existing by-law procedure.
- The attorney has been asked about a two tier fee structure for facility usage. Answer is still pending
- Hutchins mentions a future method of computing income/finances. Perhaps we should forecast the non-payers over years, then remove them from expected budget.
- Martha suggests sending out by-laws with a “smooth” version.
She also did a cover letter draft and will send out a draft to BOD members first.
- The community will vote for a whole document, not parts.
- Mike W has asked the lawyer about language for sending covenant bills out.
- Ben - It would be nice to present to all residents that all should pay regardless of what the property deed says.

New Business:

- Thanks to Glen Russack for shortening the chain and removing one lock at the ramp marina gate making it less cumbersome to lock and unlock the gate. One lock and chain is left for use with the current issued padlock key.
- The metal pipe is still lying on ground near fire department water connection pipes on Poplar Drive. A similar fixture at the new housing development off Glen Isle Road is in good repair, has a fresh coat of paint and is marked. Mike W. will contact RVFD.
- A past newsletter on the website was discussed by a resident.
- Anne Arundel County is watching the abandoned home on Glen Isle Dr. A stop work order has ceased all demolition and progress.
- A reminder is given that Robert's Rules will be used to guide the meetings. Decorum is expected.
- Pat Crosby's service to BOD discussed.

Motion to adjourn is made by Yvonne Jenkins, Stephanie Hutchins seconds.
The meeting was adjourned at 8:36 p.m.
Submitted by Christina Feindt, Recording Secretary