

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
July 16, 2025

Date: July 16, 2025
Time: 7:03 p.m.
Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Christina Feindt, Yvonne Myers, Dave Springer, Debbie Wagener, Jack Thibodeau, Joshua Howard, Angelica Gutierrez, Dan Dillon, Rick Ball, Rick Nines, Brandon Sands

Attending Virtually: Jenn Miller, Jennie Melvin

Absent: Brendan McGrath, Kathryn Lauterbach

Approval of the Minutes:

The minutes of the June 2025 meeting were reviewed. **A motion to approve** was made by Brandon S., Jack T. seconds. **APPROVED**

Treasurer Report: *Yvonne reviews as of June 30, 2025*

Capital Reserve Fund:	\$31,414.00
GIIA Checking:	\$17,872.01
Safe Harbor Savings:	\$44,489.52
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$101,775.53
Accts. Receivable:	\$3,925.00
Total Current Assets:	\$105,700.53

Documents were submitted

Financial review:

A question is made regarding covenant payment totals from those who do not owe. It is noted that many of those not legally required do pay annually and voluntarily.

Motion is made to approve Treasurer's Report by Jack T., Joshua H. seconds **APPROVED**

COMMITTEE REPORTS:

Beach-

- The shower has been repaired
- Several picnic tables on front beach are not in good condition
- Swim nets still need replacement purchase

Piers-

- Electrician has not come for A Pier situation yet
- Still need help with one slip with outlet trouble

- Slip numbers are needed on A Pier. Report is that Mike W. will be fixing faucets, and will install cleats and numbers within the week.
- Noted that blue lights on A Pier look nice

Playground-

- Mulch/wood chips awaiting a delivery date, August or September. Will need volunteers
- Trees down in the playground area raise legal requirement to replace with trees or shrubs as it's near water areas. Stumps were kept for now due to heavy rains.
- It is noted that mud is sliding down onto Cedar Dr "beach road." Topic of a retaining wall structure is discussed.

Roads & Paths-

- County level road work hasn't happened due to more study needed
- Drainage issues within the neighborhood were noted on AA County Click/Fix app

Clubhouse Bathroom Committee-

- This topic is tabled until capital projects plans are more in place with budget.

Clubhouse Bathroom Committee is:

Dave S. (chair), Bonnie G., Jenn M., Christina F., Jennie M., Debbie W., Rick B., Angelica G., Tim K., Jim D.

Clubhouse Committee-

- Foundation and area drainage issue is noted as a big problem and requires both more assessment/estimates and more capital project funding as work is imminent
- Trees that came down in the storm luckily caused no further damage. Tree guys came
- Maryland Mold coming to assess interior problems due to drainage and floods
- Jenn M is having another landscaper tour for drainage and trees/shrub/land issues
- Discussion on utilizing goats to clear hillside near parking lot. Safety and insurance concerns are mentioned. More information to come.
- Dehumidifiers in clubhouse basement are operational

Capital Planning Committee-

- The committee met this evening at 6 pm and discussed issues while looking at spreadsheets of both existing and estimated budgets, income and project needs.
- Overview: more needs than income and a request for more funds from the community should happen soon as expenses are anticipated to exceed income within 5 years.
- Ideas of raising boat slip fees, clubhouse rental fees, any other fees, and/or covenant fees. Discussion follows with many ideas and points of view. Noted that lower number of slip rentals would not increase revenue by much and clubhouse fees can be controversial. Consensus is trending toward a covenant levy increase, with the amount being debated.
- **Capital Planning Committee is:**
Joshua H (chair), Christina F., Rick N., Debbie W., Dan D., Yvonne M.

OLD BUSINESS:

- **Newsletter-** Was sent out July 3rd
- July Beach party yet to come on July 24th, hosted by Ladies Aux, GIIA board members encouraged to attend
- 4th of July was non-issue with good turnout, no security calls or problems reported
- County cleaning rain drains at Poplar, Southview, Parkview and Cedar intersections.

NEW BUSINESS:

Misc.

- Follow-up on covenant levy raise issue is **a motion made by Yvonne M** to propose to GI residents at the Sept. 2025 meeting to amend the by-laws to **“Raise the annual GIIA covenant levy from the current \$400 for each property unit to \$600.”** The motion is seconded by Joshua H., vote result is 9-4 **APPROVED**
- Beach gully hill is in need of some repairs. Mike W. is looking at this soon.
- Ideas for various fundraisers are offered by Jenn M.
- Nominating committee is set and will confirm reelection intentions of all while drafting documents for the August mailing and required 30-day notice.
- Resident asks about beach access for local cub scout troop for water-related lesson. Encouraged to do so with notice and some controls on parking. Date is Aug. 30.
- Director Angelica Gutierrez announces her resignation from GIIA due to relocation plans, though maintaining home ownership in GI. The board offers thanks for her service
- A review of events coming up in Glen Isle:
August 22 - GIIA 75th Anniversary of signatures for formation of GIIA, Inc.
September 20 - Date for community party for 75th anniversary, hosted by GIIA

A motion to adjourn the meeting is made by David S., Jack T. seconds

APPROVED

Adjourned at 8:12 pm

Submitted by Christina Feindt, GIIA Recording Secretary