

Approved Sept. 5, 2017  
Admiral Heights Improvement Association Board Meeting  
July 18, 2017

Called to order: 7:32 p.m. by President Jim Burdick at his home

**AHIA board members in attendance:**

Jim Burdick, Mario Schiappacasse, Norm Crews, Martha Thorn, Maria Lebow-Little, John Leupold, Rachael Breen, Scott Gibson, Steve Fisher and Grant Garcia.

**Not in attendance:**

Ed Cherneski

**New board member**

Burdick welcomed Fisher who just joined the board. Fisher has lived in Admiral Heights since 2002. Before moving here, he served on a condo board. He believes this experience will be helpful to this board.

**Minutes**

The minutes were approved. Note that since the last meeting, the date for the Color Run has moved from July to August.

**Treasurer's Report**

Nothing much has changed since last month's report.

About half of those with boat racks haven't paid. Someone donated \$70. The check for the block party wasn't cashed. The insurance bill will come between mid-September and October.

As expenses go up (lawn-care, insurance, electricity, etc.) and repairs are needed on the docks, we need to prepare a budget that accurately reflects the new costs. We need to think ahead or else the association will be in a "bad place" in a couple of years.

One goal would be to have \$10,000 in the budget and to have 300 members paying \$30 each for a total of \$9,000. Another goal would be to grow the membership to 300. If membership dues have to be raised, it shouldn't be a nickel and dime amount, but a reasonable amount that accurately reflects costs.

Gibson will give Lebow-Little the wording for the invoice for the racks which will be sent out next year.

The treasurer's report was approved.

**Events**

Fourth of July Bike Parade – A wonderful turnout at a wonderful event. Good coverage in the Capital.

“Hawaiian/Jamaican island” weeding party - Saturday, July 22, 7 a.m., Sampson-Porter Circle. A prize will be given to the best Hawaiian/Jamaican shirt. It’s OK to arrive late. Leupold will send out an e-mail blast, announcing the event. \*

Nitro Circus will perform on Sunday, July 23 (not our event; stadium event).

Block Party – Saturday, Sept. 16, 4 p.m. Gibson will purchase the food. Lebow-Little will order the tent, chairs and grill. Murph McCarthy will help with set up and burger flipping. \*

Yard sale – Saturday, Sept. 30, 9 a.m. – noon; rain date: Sunday, Oct. 1.\*

Special general membership meeting – Tuesday, Oct. 3, 7:30 p.m.\* This is an important meeting because we will be voting on the Boat Club lease and repairs to Williams Dock.

Tailgater – Saturday, Oct. 21, Set-up: 1 p.m.; tailgater: 1:30 p.m.; game time: 3:30 p.m.\*

\*Breen will put up signs for these events.

### **Boat Club**

The next general membership meeting is a special one because the issues of the Boat Club lease and Williams Dock repairs will be discussed and voted on. The dock needs to be rebuilt except for the pilings.

Jim Golden, commodore of the Boat Club, has one estimate of \$15,000 and is looking for two others. He’s also looking at various options – whether the contractor will do all the work or whether residents will contribute “sweat equity.” Also under consideration is how much the association and the Boat Club will pay.

Gibson, Schiappacasse and Breen will work on the terms of the lease and dock replacement negotiations. They plan to have a rough draft done by the September meeting. This draft will be written after the committee has met with Boat Club board members and the two groups have hammered out points of agreement. Then, the AHIA board and the general membership can vote on this draft.

Items open to negotiation include:

1. Amount of money paid per year to the association
2. Amount forgivable for maintenance and repairs
3. Hosting Meet the Creek and/or other events
4. Insurance
5. Length of the lease

6. Dredging
7. Loan
8. Amount forgivable for property management

Considerations include:

1. Cost today to rebuild dock
2. How long dock will last
3. Cost of dredging
4. Loss of value if silt fills in dock
5. Fair market value of slip
6. Where the Williams Dock stands based on supply and demand
7. If the association was running it, how much would we charge?
8. How much are we willing to pay to absolve ourselves of the responsibility? In other words, what would we pay someone to manage the property?
9. What money should we be getting out of the property?
10. What sort of maintenance records exist for the past 45 years?

The goal is to find common ground and “deal breakers” with the Boat Club.

### **Grounds Committee**

Garcia talked about getting more residents involved in community events, the erosion at Dewey Dock, and weeding the traffic circle. Fisher noted that Halsey Park was also overgrown and he had ideas for it based on what he’s seen at other parks. Garcia agreed that young families might be interested in having more at the park.

In the last 1 ½ years Grant has replaced 20 boards at Dewey Dock and has driven nails over half the dock. He believes these repairs will get us through this boating season but will be looking for quotes for future repairs.

The bigger issue right now is the erosion which may take around \$200 to address.

A kayak was found adrift with Boat Club stickers. Garcia alerted Golden.

We need to keep an eye on the island. Some children have been filling their water bottles there. Some reconnect the “splinter.” Others don’t.

### **Neighborhood Watch**

The next Neighborhood Safety meeting is on Wednesday, Aug. 9, 6:30 p.m., Annapolis Police Headquarters located at 199 Taylor Ave.

National Night Out is on Aug. 1. Communities have been asked to participate. We are passing because we already have so many events that promote neighborhood camaraderie.

Thorn passed around clippings from Meet the Creek and the Fourth of July Bike Parade.

Thorn passed around a calendar that she compiled. Copies were already e-mailed to board members. She noted that the Capital published a hotline number and e-mail address from the stadium meeting.

Facebook postings have reached many residents. Here are some numbers of hits: Fourth of July: Photos -704; Capital – 489; and Patch – 361; Report thefts from vehicles: 645; Permitted events: 100- 125; and Stadium meeting: 243.

### **Weems Creek Matters**

Cherneski wasn’t here, so no report, but there are still concerns about the 39 Hudson Street project.

### **Traffic Calming and Public Safety**

Crews hasn’t heard anything new pertaining to traffic calming and public safety. A slide listing events at the stadium was presented at the meeting held at the stadium by Chet Gladchuk, director of the Naval Academy Athletic Association.

### **Mom’s Club**

No report.

### **Webmaster**

Leupold continues to receive praises for a great job of posting on the Internet.

### **Candidates Forum**

The forum will be held either right before or after the primary. Thorn suggested before so we can hear the great ideas from all the candidates, not just the primary winners.

### **Newsletter**

Each of the 12 board members hand delivers newsletters to a route. Don’t use mailboxes (illegal) and don’t take the dog (adds time to the task). All residents get a newsletter whether they are members or not.

Ads are needed for the newsletter. Talk it up or let Burdick and/or Schiappacasse know if you have some ideas. To run business cards cost \$25. Bigger ads can run up to \$100.

Copy is due around Aug. 20. Newsletters should be delivered around Sept. 9.

The color page was effective in getting dues paid and in calling attention to events.

**WNAV**

According to Paone, the WNAV issue is dead because work has begun on the Public Works property on Spa Road.

**To do**

Research five houses to see if they already belong to a community - Burdick

Send pdf of approved June minutes to Leupold for posting on the web – Thorn

Post approved minutes to web - Leupold

Proceed with plans for Candidates Forum – Burdick

Draft lease agreement with Boat Club – Gibson, Breen and Schiappacasse

Provide list of those who haven't paid for their racks – Lebow-Little

Give Lebow-Little the wording for the rack invoice - Gibson

**No meeting in August. Next meeting is scheduled for Sept. 5 (Tuesday after Labor Day).**

Meeting was adjourned at 9 p.m.

Submitted by  
Martha Thorn  
Secretary