

Changes in bold.

Approved by the board on Jan. 17, 2019  
Admiral Heights Improvement Association Special General Membership Meeting  
Oct. 9, 2018

**Called to order:** 7 p.m. by President Scott Gibson at Germantown Elementary School

**AHIA board members in attendance:** Martha Thorn, Gibson, Bo Conroy, Derek Lotfi, Maria Lebow-Little, John Leupold and Grant Garcia. Also in attendance were about 30 AHIA members, including Alderman Fred Paone.

**Not in attendance:** Mario Schiappacasse, Jim Burdick, and Norm Crews. Two vacancies.

**President's remarks:** Since our previous discussion, the Boat Club has developed a proposal that hasn't been endorsed by the board because we were unable to achieve a quorum at a special meeting.

The Boat Club's proposal is laid out in the agenda. It calls for a 25 year lease and a \$40,000 budget. The Boat Club will contribute \$26,000; AHIA from savings, \$8,000; and Fundraising, \$6,000. Since someone has contributed \$100, we only have \$5,900 to go.

In the proposed lease the Boat Club would contribute \$750 to an escrow account. This is more than its current \$500 donation. However, it's limited to AHIA contributing a matching amount.

Why should AHIA contribute? It would encourage us to save and put away money for a rainy day. Replacing a dock isn't a one-time event. Both docks will need to be replaced again in the future.

The practical reality is that AHIA has been operating on a financially lean budget. To make the first \$750 deposit, we will have to cancel one event – Meet the Creek.

There are several paths we could take forward. We could have a stub pier where residents could have a cup of coffee and watch their dogs swim. However, this might result in a loss to our property values. There was also interest in selling slips at Dewey.

But we have a firm offer for 25 years which is longer than the last five year lease. It calls for both the Boat Club and AHIA to contribute to a Dock Replacement Fund with the amount going up 3 percent each year.

Both parties are required to have insurance so if the dock gets washed away, it's covered. The Boat Club will take care of the dock on a day to day basis. AHIA is on the hook if a tree falls, but major structural repairs will be offset by the fund.

How does the Boat Club propose to pay for its portion? Seven slip holders will pay \$2,000 per slip for seven slips, so that's \$14,000. Another **\$10,000** will come from its bank account. Part of

next year's fees will make up the rest of the Boat Club's contribution, which will be 65 percent of the cost.

We're here because the membership has to authorize the lease. Do we want to take the deal or not?

**Discussion about the proposal:** If the Boat Club goes away, AHIA will have to foot the bill and it would have to come up with the money that the Boat Club is bringing to the table.

From emails we know that four people are interested in slips, but we would need seven. A fifth person indicated interest at the meeting.

How bad is the dock? It needs to be replaced, according to a marine engineer who looked at the dock about a year ago. At that time the Boat Club started raising dues and fees for its kayaks and slips in preparation for replacing it.

Will those on the waiting list ever get a slip or kayak rack? How long does a resident have to wait? The Boat Club has seven people on its waiting list for its seven slips and none on its waiting list for its 30 kayak racks. Usually, people start on the moorings and move up to slips. It has 30 kayak racks now.

AHIA has about 10 on its waiting list for kayak racks. AHIA is considering having its racks being closed for mandatory maintenance in December.

To be a member of the Boat Club, you must be a member of AHIA. This won't change. Slips and/or racks can't be subleased.

The Boat Club raised its kayak rack rental fee up to \$50.

We don't have a lot of slips because it's a shallow marina. It sounds like a lot of money to benefit seven people. It takes some people years and years to get a boat slip. The chance of getting a boat slip is remote because those who get them tend to hold onto them. It's hard to find a marina with term limits. That being said, of the Boat Club's seven slips, three have recently turned over. Boat Club members join to get a slip or kayak rack.

The Boat Club's dock is open to residents who have dogs and like to use the dock.

The cost of demoing the dock is from \$8,000 to \$10,000. A stub pier would cost between \$10,000 and \$15,000. If the demolition occurs at the same time as replacing the dock, the seven slips are grandfathered in. If the dock is replaced later, only two slips will be allowed.

There's an option to build more slips at Dewey. Adding to Dewey is a cheaper venture.

AHIA has a lean budget. It doesn't even mail its newsletters. They are hand delivered.

The Boat Club has extra insurance at the dock on Williams Drive and maintains the property.

Pool members wanted to know if there could be a bond for slips similar to pool bonds. Could the Boat Club follow the pool's model? This is up to the Boat Club. Remember it built up its surplus of money over the years, not at one time. Also, it's responsible for the upkeep of the property.

Admiral Heights has two places that have water access -- Dewey and Williams. Some residents felt that they were subsidizing the Boat Club. Boat Club members countered that the club only existed because of the water access.

The Boat Club started with eight kayak racks and now has 30 kayak racks. The Boat Club takes care of the lighting, signage and steps. It cleans up and secures the area.

The moorings are privately owned. They're free on the county side. The county has outsourced the managing and policing of its area to the City of Annapolis.

Neither AHIA nor the Boat Club will be able to build the dock alone. It's going to take money from both sides.

Seven viable slips exist at Williams. How likely is it to get more money for them either through an auction or bonds? It's not likely because some only draw 4 ½ feet of water. Three draw four feet.

Slips at Dewey should draw more water. Five people have shown an interest in having slips there.

The AHIA waiting list for kayaks is being put online. Residents can track it online.

The new lease would set aside money from AHIA and the Boat Club for docks. Each year the money would be adjusted for inflation. Every two decades a dock needs to be replaced.

A motion was made and carried to accept the Boat Club's proposal.

**Fall membership meeting:** The special meeting ended at 8:10 p.m. and the general membership meeting began. A few people left but most stayed for the fall meeting.

**Minutes:** The minutes for the special membership meeting on Oct. 3, 2017, the fall membership meeting on Oct. 3, 2017, and the general membership meeting on March 6, 2018 were all approved.

**Treasurer's Report:** Membership is down but we are doing well as far as cost containment. We expect to get more members after we do a mailing. The cover letter on the newsletter delivered to all the houses in Admiral Heights may also serve as a reminder to the residents to pay their dues.

**Grounds Committee:** Volunteers will meet at 8 a.m. on a Saturday to clean up Dewey Dock and weed the circle. There's a sign-up sheet in back of the room. Please include your name, email and phone number.

We will try to include weeding the circle in the lawn care contract next year. We welcome comments on how to handle the budget and feedback on what our priorities should be.

**Neighborhood Watch:** The next Neighborhood Safety meeting will be held, Wednesday, Oct. 10, from 6:30 – 8 p.m. at Annapolis Police Headquarters, 199 Taylor Ave. Anyone is welcome to attend this meeting. The topic will be mass shootings.

**Traffic Calming and Public Safety:** Paone advised residents to slow down on Farragut. It's a school zone because it's within a half a mile radius of the Phoenix Academy. Speeding could result in a \$50 ticket and points on your driving record.

A camera may be added on Cedar Park Road near the elementary school. A parked car used to check for speeding there. However, this site doesn't generate as much money as Farragut. The speed traps are supposed to operate from 8 a.m. – 5 p.m. Monday through Friday, but some go from 6 or 7 a.m. to 8 or 9 p.m. In the first month residents were ticketed for 14 mph over the speed limit. Now they're being ticketed for 12 mph over the speed limit.

**Weems Creek Matters:** Paone and three other volunteers are tackling Weems Creek issues. It's a long shot but we may get bumped up on the dredging list. The City is losing money because waterfront property has become "mud front" property.

A fantastic job was done at the headwaters of Weems Creek. If dredging were done, this might "turn the clock back." If anyone would like to help with this, see Paone.

The meeting was adjourned at 8:30 p.m.  
Submitted by Martha Thorn, Secretary