

*Change in italics.*

*Approved May 7, 2020*

Admiral Heights Improvement Association Board of Directors Meeting  
Dec. 5, 2019

**Called to order:** 8 p.m. by President Scott Gibson at home of Tonya McGinnis

**Attendance:** AHIA Board members -- Bo Conroy, Norm Crews, Martha Thorn, Gibson, Jim Burdick, McGinnis, Maria Lebow-Little and Grant Garcia attended.

**Absent:** Derek Lotfi, Cindy Radulovich, John Leupold & Maggie Rogers.

**Meeting change:** The next meeting will be held Thursday, Jan. 9, instead of Thursday, Jan. 2.

**Treasurer's report:** About \$10,000 isn't a "true expense" but rather an "accounting expense" as money was transferred to dock accounts.

AHIA was off \$600 in the amount it was contributing for the dock, but during the meeting AHIA received a check from an anonymous donor. The donor gave \$1,000 to AHIA and \$1,000 to the Boat Club.

AHIA saved money on events such as Green Scape and the Fourth of July. Also, there will be no more mowing bills between now and April. However, the insurance bill went up again. The delta between the \$12,000 budgeted and the \$9,500 spent is \$2,500.

**Membership discussion:** Currently AHIA has 142 members. The change in the fiscal calendar may help attract more members. Membership may be down because of disenchantment with the organization, new families who fail to see its value, and increase in rental properties. If we try to become a special district, we will need 301 signatures since we have 600 homes in the community.

Mailings cost about \$700. It was suggested that a mailing be done after the new year. Amenities that we can't afford include sidewalks and dog waste stations. Work on the Sampson/Porter Circle should be included in the budget.

A motion was made to publish the names of members in good standing in the next newsletter. The motion passed with one opposed and one abstaining. Only the last names of the members will be used.

In January AHIA needs to obtain the Boat Club roster to ensure all its members are AHIA members.

**Rental bill:** The board discussed whether AHIA should take a stand for or against the short-term rental bill. A motion was made not to take a stand on the bill. It was approved, but Gibson wanted it noted for the record that he opposed it. He feels that AHIA should engage with the community more. Residents struggling to see AHIA's purpose might be more willing to join the organization if they see it interacting with other communities. They might prefer a collective voice. Currently those with opinions about the bill should express them to their alderman.

**Santa Run:** Garcia will provide a fire pit; McGinnis, cookies; Burdick, tent and fliers; and Gibson, two containers for hot chocolate. It's on Sunday, Dec. 15, at 5 p.m. in Halsey Park. Santa is scheduled to arrive at 5:15 p.m. It's estimated that about 50 children will be there and about 100 cookies are needed. Last year this event provided toys to about 620 families and about 1,000 children.

**Minutes:** Minutes for the November 2019 board meeting were approved.

**Williams Dock update:** Bo Conroy, AHIA dock monitor, said the dock application was approved at the Port Wardens hearing. However, the fire chief said a standpipe is needed. If this costs \$2,500 to \$3,500, AHIA doesn't have it. This will require more discussion. Is there a possibility of someone donating more work and/or money? If there was a mutual waiver of the first \$750 contribution, perhaps this could be applied toward the cost? Maybe some of the work can be foregone or postponed?

The \$40,000 wasn't a firm estimate. It was based on Boat Club members doing the electrical and plumbing work and the quote covering the dock rebuild.

The requirement for the standpipe is new, so we should also check whether it would be in addition to the bid or already included.

**Special tax districts:** We haven't received answers to AHIA's questions about the special tax districts yet. Gibson hopes that someone will come to the January meeting who can talk about the benefits of the special tax district. Hillsmere, Bay Ridge and Sherwood Forest use the special tax district to maintain community property.

One of our goals should be to show Admiral Heights residents the value of the association. We might want to come up with a wish list of things to do if we could get the financing. The list might include: 1. Landscape by the sign on Cedar Park 2. Develop Halsey into an overlook or

playground 3. Landscape the Porter-Sampson Circle 4. Redo the steps to the dock on Williams 5. Dog waste stations 6. Provide curbside leaf pickup and 7. Provide sidewalks.

We need to look at what people want, the finances involved, and how much responsibility we, as volunteers, are willing to take on. The Board didn't want to run a marina. Is the Board willing to take on some of these other projects?

The meeting was adjourned at 9:05 p.m.  
Submitted by Martha Thorn, Secretary