

Approved July 18, 2017  
Admiral Heights Improvement Association Board Meeting  
June 6, 2017

Called to order: 7:30 p.m. by President Jim Burdick at Germantown Elementary School

**AHIA board members in attendance:**

Jim Burdick, Mario Schiappacasse, Norm Crews, Martha Thorn, Maria Lebow-Little, John Leupold, Rachael Breen, Scott Gibson, and Grant Garcia. Also in attendance was Alderman Fred Paone, Gavin Buckley, organizer of the Color Run, and Commodore of the Boat Club Jim Golden.

**Not in attendance:**

Ed Cherneski

**Color Run**

Buckley talked about a 5K Color Run/Walk that is in the process of being approved. Buckley was seeking community support for the event which is scheduled for July 2. Participants will be sprayed with colors (blue, pink, yellow, etc.) at different stations along the route. The route will include such places as the Loews Hotel, Murray Hill, Clay Street, Lafayette Ave., Monticello Ave., Spa Road, Homewood, Taylor, Glenwood, College Creek, and Whitmore Park. Registration is \$25 before the event, \$30 at the event. A motion was made and approved to support the event by publicizing it on the community website.

**Boat Club**

*Commodore's remarks*

Golden said that the Boat Club's dock is 45 years old and needs major repairs. The club recommends replacing all the stringers and one piling. The club has one quote for \$15,200 and is working on getting two more quotes.

Golden said he doesn't want it characterized that the Boat Club had a five year lease and hasn't done anything. Rather, the dock is 45 years old and it's time to address the repairs head-on.

Before the Boat Club does any work on the dock, it needs a sense of security that its lease will be renewed. It would be unfair for its members to do a lot of work without securing the lease first.

*Options for the dock include:*

1. Hire a contractor and fully replace the dock.
2. The Boat Club buys the materials and does the work themselves on weekends and at no cost to the community.
3. The community and the Boat Club pay for it together.

4. A combination of the contractor and the community doing the work.
5. Not renew the lease. Either hand the dock over to AHIA or abandon it.

### ***Questions***

1. AHIA owns the dock. Do we want to Band-Aid it or fix it?
2. What would the membership be willing to do?
3. What do we have to do from a safety and insurance standpoint?
4. What do we ask of the residents who don't use the dock? What do we ask of those who do use the dock? It seems that the two groups have different "stakes" in the dock.
5. Has the dock aged consistent with normal wear and tear? Has the dock been properly maintained? Answer: Golden said the dock wasn't dramatically different from how it was five years ago.
6. Does AHIA want to take over the marina? Answer: No.
7. Can we add slips? Answer: No. The Boat Club has lost two slips in three years and may lose more.
8. How do we get the dock as close as possible to the condition it should be in?
9. Have the Boat Club and AHIA lived up to the limit of the lease?
10. Has AHIA contributed anything toward the maintenance of the dock? Answer: No.
11. Has the Boat Club contributed anything toward the maintenance of the dock? Answer: Yes, but they haven't spent up to \$2,000. However, they have done some work.
12. Should plans have been made to replace the dock five years ago? Answer: The dock didn't start showing its age until last fall. In the spring the club started setting aside money for the repairs.
13. What option do you recommend? Answer: The easiest option would be to have a contractor do it all at once. Of course, that would also be the most expensive. The least expensive would be to do it ourselves, but this might take a long time. Also, sometimes it's hard to get volunteers. This might mean the dock being a liability for many months. A hybrid of the contractor arranging the permits and inspections and doing the specialized work and the volunteers doing the grunt work might work, assuming the volunteers don't take too long to get things done. In the short term, we might do the most immediate work – putting in new planks this summer and decide in the fall if we have enough support to do the rest of the work.
14. Can the property be dredged? Answer: Yes, but you must apply for a permit, and it's an expensive proposition.
15. How much are the Boat Club racks and do you have any problem collecting? Answer: \$35 and the club doesn't have any problem collecting.
16. What is the appropriate fee that will help AHIA accrue a kitty to cover capital repairs? How do we come up with the number?
17. How much does the Boat Club pay AHIA?

### ***Arguments for fixing it***

1. It's a liability if it's not well maintained.
2. It's a huge asset – a good selling point for the community.
3. If we're going to keep it, we must commit to maintaining it.
4. We need to keep it up to a certain standard for safety and for insurance.

### ***Motion***

A motion was made for the dock replacement negotiations to be tied to an early lease renewal with a plan to renew it at the general membership meeting in October. The motion was unanimously approved. A committee of Gibson, Schiappacasse and Breen will work on the terms of the lease and dock replacement negotiations.

### **Signs**

Breen was waiting for the “go ahead” to put up a sign saying “Your AHIA Dues at Work” in the Sampson-Porter Circle. She will put one up in the next week or so. Shortly after that, she will put up the Fourth of July sign.

### **Minutes**

The minutes were approved.

### **Treasurer’s Report**

The balance has increased from close to \$15,000 to about \$16,000. Dues received add up to about \$6,000 which is good for this time of the year.

A new line item needs to be added to the budget. It’s \$1,000 for Capital Improvements for the Sampson-Porter Circle. It shouldn’t be under Facilities Maintenance, because it shouldn’t come out of the annual operating budget.

AHIA hasn’t received the Boat Club donation yet.

The next treasurer’s report should include a list of those who haven’t paid for their racks.

The treasurer’s report was approved.

### **Events**

Mosquito spraying was scheduled to begin on Monday, June 5, in Admiral Heights. The community’s assigned spraying night is Mondays. Spraying was delayed. It may begin on Monday, June 12. Estimated last day of spraying is Oct. 3.

Fourth of July Bike Parade - Tuesday, July 4, 10 a.m., Sampson Place. Leupold is getting the prizes and to-do list from Kara Blouin, last year’s event organizer. Once he has the list, he will delegate duties to the board members. Garcia and his wife can help with the Fourth of July event. Burdick will ask Carrie Do if she would be willing to help.

Block Party – Saturday, Sept. 16, 4 p.m. Gibson volunteered to purchase the food. Schiappacasse will give him the list from last year.

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

General membership meeting – Tuesday, Oct. 3, 7:30 p.m.

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

### **Grounds Committee**

All racks are operable at Dewey Dock. Some spare wood can be used to upgrade or repair racks.

The lights are fixed at Dewey Dock.

Garcia was approached about damage to a neighbor's roof by a tree limb. He asked about who is responsible. Paone said AHIA is responsible since it's the association's tree. Burdick will take to the couple about the damage.

Garcia said Dewey Dock has some serious erosion problems. He said two pilings need to be put in at the head of the pier. He said a load of gravel could be used to divert the runoff. He replaces 10 to 15 boards a year. He said flipping didn't work too well because the boards are "laid to the cut."

### **Neighborhood Watch**

A letter was approved to be emailed to Felicia Nolan, Special Projects Coordinator, Office of the Mayor. The letter will ask her to collaborate with Thorn on the calendar she has been doing since April.

The Neighborhood Safety Meeting will be held June 14 at the Annapolis Police Department, 199 Taylor Avenue. The department's announcement didn't say the time but meetings usually start at 6:30 p.m. No topic has been announced.

The Annapolis Police Department's 150<sup>th</sup> Anniversary Open House will be held at 199 Taylor Avenue on Saturday, June 17, from noon – 3 p.m. Come meet the police officers serving your community, watch a K-9 demonstration, learn more about the Police Department and enjoy an afternoon filled with fun. There will be children's activities as well as giveaways and food! The police will present a 150th Anniversary plaque and announce the two winners of the new APD Scholarship.

### **Weems Creek Matters**

Cherneski wasn't here, so no report, but board members voiced concerns about the runoff going into Weems Creek from the 39 Hudson Street project. The City of Annapolis was asked to advise Admiral Heights about actions taken in relation to the development.

Cherneski is taking the lead, but one of the lessons learned from the Nitro Circus is that the board would like wider support from the whole neighborhood or at least from the waterfront neighbors.

Paone assured the board that the Admiral Heights, Homewood and West Annapolis conversations about the development matter. He said the City is aware of how much these areas have been impacted by construction on Jennifer Road, the hospital and Route 50, and our

feedback is welcome. He said anyone objecting to the development in its present form should notify the City.

He said the good news about the development is that the developers are businessmen who live here. They use accepted industry-wide standards and have accepted all of the City's suggestions.

Paone said the City doesn't want to stop the development, just wants the developers to follow its rather stringent rules.

A water test at Dewey Dock showed silting issues and fecal matter from the pumping out of boats.

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

Paone has a meeting with the mayor on June 21 (may be moved to June 15) to discuss stadium events.

### **Mom's Club**

Leupold is figuring out a plan for the Fourth of July. The next major event after that is the Halloween party.

### **Webmaster**

Leupold is doing all the web postings now. Everyone concurs that he's doing a great job.

### **WNAV**

According to Paone, a good portion of the WNAV property is being actively marketed. A real estate company wants to build homes on Spa Creek where Public Works is now located and move Public Works to the WNAV property. This would bring Public Works into the backyard of our community. Paone doesn't think this will happen, but he wanted the community to be aware of the company's proposal.

### **To do**

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

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

Post approved minutes to web - Leupold

Proceed with plans for Candidates Forum – Burdick

Delegate tasks for the Fourth of July Parade – Leupold

Ask Carrie Do if she will help with the Fourth of July parade – Burdick

Talk to couple about tree damage - Burdick

Meet with Gladchuk within six weeks (mid-June) – Mayor and Paone

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

Put up “dues at work” and Fourth of July signs - Breen

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

**Next meeting is scheduled for July 11 at Burdick's house.**

Meeting was adjourned at 9:20 p.m.

Submitted by

Martha Thorn

Secretary