

Chesapeake Station Homeowners Association
Annual Membership Meeting Minutes
September 12, 2015

President, Keith Pardieck called the meeting to order at 10:15am, noting that a quorum had been achieved. All attending were welcomed and new members attending for the first time, Diane and Gary Moll and Beverly Maccari were acknowledged. Current 2014/15 Board Members were introduced. A motion was made and passed to approve the September 13, 2014 minutes as submitted by the Secretary.

Financial Report

Treasurer, Roland Schlehber, summarized the 2014 year-end and 2015 to-date financial status of the Association as well as the 2016 budget recommendation. He explained the various income/expense categories, reviewed the existing contracts and balance sheets, and explained the 2013 Mason and Mason review of the reserve fund. In summary it was noted that the community continues to be in good financial shape. With a cost of living increase of less than one percent for the past year, there is no recommendation to increase the assessment at this time. A motion was made and passed to accept the projected 2016 budget. Roland noted that all financial reports are available to review and anyone interested in that, or the treasurer's role in general, should contact him directly.

Acknowledgements

Keith noted the passing of long-time resident, Steven White.

Architectural Committee

Chairperson, Penny Schmidt, reported that during the past year approximately 12 – 15 applications for architectural change had been or were in the process of review. In response to floor questions, Penny reviewed the current roof colors, policy on tree growth and trimming, and procedures for dealing with Covenant violations. She noted that the Architectural Committee appreciates notification, preferably in writing, from members regarding apparent Covenant violations. Penny reported that Resolution 3, dealing with architectural change requirements, was currently being revised to include clearer language, as well as new color and material information. In response to floor questions, Keith added that the re-write would be distributed for member review and suggestions prior to being finalized.

Grounds Committee

Chairperson, Pam Johnson, acknowledged the contribution of her committee members, Kathy Scott and Ana DiNapoli. She noted the new trees planted in the Glen had survived the winter cold and summer heat and were doing well, the drain and sidewalk issue on Carousel Ct. has been dealt with successfully and a problematic manhole near the Overlook has been raised to ground level. Pam acknowledged the help of the town engineer, Paul Woodburn, in addressing the latter two projects. Pam also acknowledged a recent completion of a tree-trimming project, which impacted both private property and common ground. The job was completed with both the homeowner and association sharing the expense.

Social

Keith noted that the social committee is currently inactive and look for both a Chairperson and committee members. Charlie Pritchard announced that he and Heidi Daniels were going to organize an Oktoberfest 2015, date yet to be decided, but probably sometime in October. Anyone wishing to help with that should contact Charlie directly.

Beach Advisory Committee

Chairperson, Ed Solkowski, reviewed the current information the committee has gathered on protecting against beach erosion. He noted that efforts so far have all been advised that a complete analysis and plan proposal would be necessary as a first step. Such a plan would cost several thousand dollars in and of itself with no guarantee that a viable solution could be offered. He asked the membership to recognize that any step forward at this point is going to require the association to take on a capital expenditure of several thousand dollars at the outset with the possibility of tens of thousands or even more to move forward.

Commodore Report

Sven Thulin, our member-in-charge of the boat racks, reported that he needs interested parties to take over the responsibility of managing the boat racks. Also persons with boats they no longer use need to make arrangements to remove their boats from the racks. Anyone who wants to assist Sven with the boat racks should contact him or any Board member.

Election

Keith introduced the persons running for election to the 2015/16 Board of Directors: Paul Doherty, Elizabeth Henderson, Keith Pardieck, Charlie Pritchard and Roland Schlehuber. Ballot voting was held and the results counted and submitted by Krysti Cain of Summit Management. The five member Board for 2014/15 will be Paul Doherty, Elizabeth Henderson, Keith Pardieck, Charlie Pritchard and Roland Schlehuber.

Meeting adjourned at 11:40am.