

**Minutes, Chesapeake Station Homeowners
Association Board
March 5, 2013**

Meeting began at 7:07 Present: All Board members present. Also present: Pam Johnson, Grounds committee, Penny Schmidt, Architectural committee, Sven Thulin, HOA member.

New Business

Sven Thulin reported that the boat rack fee notices had been sent and that he was still considering adding another rack to the existing setup. He had previously requested and received approval for material costs and the Board advised him that the approval still stands. Sven also announced that he will be holding a wedding event on August 31st, 2013 and requested the Board's help in the use of the common ground and beach front for that day. He was advised that while he cannot reserve the beach or any common grounds for his own use exclusively, can is welcome to put up signs announcing the event and requesting respect and cooperation from residents during the event. The board will attempt to announce the date in any newsletters that go out between now and then.

Penny, reported on plans for the Stars and Stripes Memorial Day Festival and requested the board sent out a special newsletter with her information. She also reported ongoing frustration the Architectural Committee is facing with compliance issues. The Board urged her to use a written statement on denials of change requests. Rusty reported that he is checking with lawyers regarding tightening the language in the Architectural Request Form to make it easier to apply liens to those who do not comply with the Resolution 3 requirements.

Pam reported the new sign project with prices and layout diagrams. Several questions were raised regarding specific sign placement and details and Pam will ask the vendor to refigure the costs with the additional information. She also reported that beach cleanup, and fragmite clearing in the Glen is on Highlands schedule to be done before Memorial Day. It was noted that Highlands recent work along the Overlook path has been done with good results.

Pam, Penny and Sven left the meeting after their respective reports.

Minutes: approved as submitted.

Treasurers Report .Roland reviewed the current financial report and noted that he will contact Mason and Mason to do the 5-year long range review.

Old Business

Brief discussion of upcoming 3rd of July. Diane will handle request for barricade volunteers, but reported that she will not be in residence the week before and after the 3rd. Rusty will contact the sheriff's office to arrange for the deputies. Agreed that we may try this year removing the barricades an hour early and ask the officers to spend the last hour walking through the community to discourage individual fireworks usage. Keith will get the parking passes printed.

Meeting adjourned 8:45pm Next meeting scheduled for 7pm, Thursday, June 6 at 4006 Carousel Way..

**Minutes, Chesapeake Station Homeowners
Association Board
June 6, 2013**

Meeting began at 7:02 Board members present: Keith Pardieck, Charlie Pritchard, Diane Halvorsen. Absent: Roland Schlehuber, Rusty Kuhns..

Minutes: Minutes from the May meeting have not been completed and are therefore pending approval.

Treasurers Report No treasurer's report. It was noted to ask treasurer to check into continuing issues regarding the Aged Owners sheet. Also treasurer needs to notify the board the date of the Mason and Mason review.

Old Business

Third of July: The deputies have been contacted by Rusty. Keith will handle getting letters to the non-resident neighbors that will be affected by the street closing. Diane will put a request for volunteers in the upcoming newsletter. Keith has obtained parking passes and he and Charlie will hand out them out.

Architectural Committee: Discussion of Architectural Chairman's request for Board approval to allow white windows and trim. There was no unanimous agreement among the board members present. Motion made, seconded and passed to table discussion until next meeting.

CSHOA Resident Address Book: It was decided to ask Summit Management for an updated list of homeowner addresses without telephone numbers and to make printed copies available at the September annual meeting.

New Business

Annual Meeting: The annual membership meeting is scheduled for September 14th from 10 to 1pm, with the room available at 9. Diane expects confirmation from the Community Center by Monday.

Social Committee - No report from social committee. Diane will put a note in the newsletter urging people to contact Heidi if they are interested in helping plan Luau and any other events.

Other Charlie reported that there are parked cars on Carousel Way blocking access to the pathway. Although there is an unofficial No Parking sign on the mailbox, cars continue to park in front of it. Charlie will leave a note on the car (s) requesting cooperation in keeping the pathway and mailbox access clear.

Keith requested that an announcement of the 4 bluebird eggs he has observed be put in the newsletter. Discussion of whether there might be any interest in CS for a walking club. Diane will put a notice in the newsletter.

Meeting adjourned at 8:15. Next meeting scheduled for Wednesday, July 10, at Keith's.

**Minutes, Chesapeake Station Homeowners
Association Board
August 22, 2013**

Meeting began at 7:05. Present: Keith Pardieck, Roland Schlehuber, Charlie Pritchard, Diane Halvorsen. Absent: Rusty Kuhns.

Treasurers Report Financials reviewed. Overdue assessments reviewed. Roland noted that our reserve funds are in good shape and running above projection, we are staying more or less on budget for the year and there appears to be no need to raise assessments for 2014. The long-range plan done by Mason and Mason needs to be repeated. Roland will contact them to arrange this. The boat fee bills have been sent out and collection should be apparent in the next financial statement.

Old Business The Grounds Committee has notified us that Highlands is offering a proposal to extend their contract for a three years at no additional price. Motion to accept, seconded and passed.

New Business Keith reported that Rusty had advised of ongoing discussions with Wes Donovan regarding the sharing of expenses for trimming the trees between CS and the hotel. Motion to ask Pam to get estimate from Highlands as to what they would charge to do the work. Seconded and passes.

Discussion and minor revisions to the proposed agenda for the upcoming General Meeting.

Meeting adjourned at 8:05

Next meeting will be the Annual Membership Meeting, September 14, 10am **at the Community Center.**

***Minutes, Chesapeake Station Homeowners
Association Board
October 7, 2013***

Meeting began at 7:06. Present: Board members, Keith Pardieck, Roland Schlehuger, Charlie Pritchard, Heidi Walton, and Diane Halvorsen. Also present: Architectural Committee Chairperson, Penny Schmidt, HOA member Mary Mathis, and HOA member John Hausman

Secretary Report Board meeting minutes from August 22, accepted as approved by email.

Treasurers Report Financials reviewed. A question was raised regarding what looked like a duplicate payment for a grounds project. Roland will clarify with Summit and let us know next month.

Committee Reports:

Architectural: (See below)

Social: Heidi reported on the ongoing plans to date regarding the Oktoberfest.

Old Business The Grounds Committee and other residents who have been working on the tree replacement program have been working with town officials and have some encouragement that the town may undertake the planting of the replacement trees.

New Business

The removal and replacement of the dead Arbor Vitae in the alley is still waiting on a quote from Highlands. That discussion was tabled until the next meeting.

Maintenance of the Glen phragmites is still under discussion and tabled until the next meeting.

Keith reviewed the information received regarding the ownership of the retaining wall between our alley and the shopping center. The materials we have and the past history indicates that the ownership and maintenance of the wall belongs to the shopping center. Keith will ask our attorneys to review materials and advise us if we need anything further.

It has been suggested that we need to review and update our arrangement with Tim Modlin for snow removal.

Diane reviewed items to be included in the next newsletter.

Architectural Committee report At the Architectural Committee Chairman's request, the non-board members were excused from the final portion of the meeting. The Chairman reviewed the situation with one particular homeowner who is in violation of several architectural committee guidelines, including no plans on file for newly planned and completed projects, including decks, fences,

landscaping, and window trim. It was not clear whether any change form requests had been actually denied, or whether the homeowner had not filed any forms. It was the board's expectation that the Architectural Committee handles the acceptance or rejection of the request forms and the board steps in at the request of the homeowner if they wish to appeal an Architectural Committee decision. Penny said the committee would forward more details of the issue to the board.

Meeting adjourned at 8:47

Next meeting will be Monday, November 18, 7pm at 7760 C Street.

Addendum

October 29 - 2013/14 Snow Removal Contract with Tim Modlin -- Approved with modifications via email (3 yes, 0 no)

October 19 - 2013/14 Snow Removal & Indemnification Agreement with Town of Chesapeake Beach -- Approved via email (4 yes, 0 no)

Minutes, Chesapeake Station Homeowners Association Board November 18, 2013

Meeting began at 7:05. Present: Board members, Keith Pardieck, Roland Schlehuber, Charlie Pritchard, and Diane Halvorsen. Absent: Heidi Walton. Also present:

Secretary Report Board meeting minutes from October, accepted as approved by email. Annual Meeting minutes from September 14 2013 reviewed and approved as revised.

Treasurers Report Financials as of 10/13 reviewed.

Committee Reports: See below for Architectural, Beach and Grounds.

Social: Heidi Daniels has reported that her feedback on Oktoberfest was very positive. A suggestion for future years was to have more sit-down table space available, if possible. Congratulations to Heidi Walton for a great job in organizing. Heidi Daniels also has advised Keith she will organize a Christmas caroling this year and will send an announcement to Diane to publish when details are available.

Old Business

Motion passed to accept the Mason & Mason proposal to update the reserve study.

Jim Wilson of Chesapeake Services, inc. joined the meeting to give a brief presentation summarizing some of the structural problems he has noted in working within Chesapeake Station. In particular, he expressed concern about the number of elevated decks and roofs that are aging and no longer up to county code. In addition to being a hazard to person and property, owners need to be advised that not all contractors are doing repairs that comply with code standards and will pass inspections. He was thanked for his input and he left the meeting. In discussion after he left, the board concluded that while we cannot recommend specific contractors over others, we should pass his information along in our newsletter stressing the need for careful consideration before hiring a contractor to work on structure issues.

Regarding the C Street property in violation of Architectural Control Covenants, it was suggested that the Architectural Control Committee should request Architectural Change Forms for each issue, approve or deny them, and advise the owner that he may appeal any or all decisions to the Board. In email discussion prior to the Board meeting a number of suggestions were raised regarding the need for more uniform and timely interaction between the Architectural Committee and homeowners.

In email communication prior to the meeting, the following grounds contracts were approved at the proposed prices:

Remove and replace railway timbers near 4009 Carousel Way.

Plant 4 arbor vitae behind C Street townhomes.

Remove rotting timbers along sidewalk near Dentzel Court.

Repair of the sidewalk tripping hazard on Carousel Way was tabled until additional options have been explored.

Email motions passed

October 29 - 2013/14 Snow Removal Contract with Tim Modlin -- Approved with modifications via email (3 yes, 0 no)

October 19 - 2013/14 Snow Removal & Indemnification Agreement with Town of Chesapeake Beach -- Approved via email (4 yes, 0 no)

New Business

Web Page - Motion passed to use Bay Shore Web. Keith will contact regarding next steps.

CSHOA Vision and Mission Statements - Keith suggested this would be a good thing for the board to put together over the next few months.

Town's Historical Walking Tour – Board agreed that this is something that our community could be interested in. We have the basic information and will distribute via our next newsletter.

Committee Member Appreciation – discussion of having a gathering similar to last year at the December meeting. Agreed we should encourage all committee members, not just Chairpersons, to attend.

Meeting adjourned at 8:32

Next meeting scheduled for December 12, 6:30pm at Keith's with a committee appreciation gathering from 7:30 – 9:00.

ADDENDUM

December meeting cancelled and next meeting scheduled for Heidi Walton's, January 13, 6:30PM.