

**Chesapeake Station Homeowners Association
Annual Membership Meeting
September 8, 2012**

President, Rusty Kuhns called the meeting to order at 10:05am. After welcoming remarks and introduction of board members, all members present stood up and introduced themselves. Rusty announced that a quorum had been achieved.

Financial Report

Treasurer, Roland Schlehuber reviewed the current financial report, explaining the categories of income, expenses, contracts and balance sheet. He noted that the USBA loan has been repaid in full. The reserve funds were reviewed. Roland also advised that the 2011 audit has been completed and accepted. In compliance with Maryland law, the 2013 budget was submitted for review. Noted were minor changes including an addition of a new line expense for beach clean-up. Current budget projections indicates no need for an increase in the assessment. In summary, the community is in good overall financial shape. Roland also noted that all financial records, including audits, are available for any HOA member to review. .

Architectural Committee

Chair, Penny Schmitt explained the functioning of the architectural committee, pointing out that landscaping and outside structural changes to fences, patios, decks, etc., need to be reviewed and approved by the Committee. She also advised that the committee welcomes input from the owners as to what type of new products, colors and general changes the committee should be approving. She is interested in hearing from all homeowners regarding any architectural improvements that would contribute to modernizing the overall look of our community. Penny welcomes input from individuals as well as from anyone willing to gather information from their "block" regarding the above.

Grounds Committee

Chair, Pam Johnson, gave an overview of the committee's work during the year. She noted that the beach cleanup by Highlands had resulted in three dumpsters of debris. She further advised that the several sinkholes throughout the common area which had been caused by abandoned septic tanks, had been filled by Highlands. Work to remove brush and debris from the Glen has resulted in improved drainage in that area.

Social Committee

Chair Heidi Daniels reported that the two main social events were the summer luau and Oktoberfest. She called for a show of hands to choose the October date for the Oktoberfest and the date of October 20 was set. Heidi asked all persons willing to help with preparations to contact her.

Old Business

A discussion of how to handle challenges to events being held on the beach ensued. The

Board suggested that residents planning to hold a function on the beach area notify the Board ahead of time and post a sign or notice during the event that it was a resident event. It was noted that the beach area cannot be restricted from other residents using it during the same time, but hopefully a notice by the event holders will prevent challenges from other residents who may not recognize them.

A discussion of the need for better communication within the community was held. The Board continues to depend on electronic communication for its general updates. The only mailed communications are those pertaining to General Meetings and financial information which are required to be mailed to all homeowners. A discussion evolved of how to get information to those residents without email, as well as keeping up with email addresses as new residents move in. Elizabeth Henderson volunteered to write a monthly newsletter and make hard copies available to be picked up by non-email residents or distributed by block volunteers to those households without email. Paul Doherty volunteered to distribute copies to Arcade Court residents.

Election

Ballots for election of the 2012/2013 Board of Directors were collected and counted by Brenda Conway. All five nominees running for the 5-member board were elected: Diane Halvorsen, Rusty Kuhns, Keith Pardieck, Charlie Pritchard and Roland Schlehuber.

New Business

Keith Pardieck gave a report on the current state of the oyster re-establishment program, which has been very successful thus far. Batches of the oysters grown in Fishing Creek are being transferred to oyster bed sanctuaries just off our shore in the bay.

Elizabeth Henderson gave a report on the town's Green Team Project, of which she is a member. She urged us all to do what we can individually such as proper recycling and minimizing our use of plastic shopping bags.

Meeting adjourned at 12:15

Board of Directors Meeting

Following adjournment of the Annual Meeting, the newly elected board members met to elect officers. President - Rusty Kuhns, Vice-President - Keith Pardieck, Treasurer - Roland Schlehuber, Secretary - Diane Halvorsen, Member-at-Large - Charlie Pritchard.

Sven Thulin presented a proposal to add another boat rack and limit the number of slots to 2 per household, unless there are unused slots available. The Board approved the plan.

Next Board Meeting set for 7pm Tuesday, October 9 at 4016 17th Street.

Meeting was adjourned at 11:39am.