

Minutes from the Meeting  
Of the  
North Shore Board of Governors  
February 6, 2018

The annual monthly meeting of the North Shore Association was held on February 6, 2018 at the Mountain Rd. Library. Board members in attendance at the meeting were Lisa Stamper, Ben Wisthoff, Marion Glasby, Laurie Gardner, Doug O'Connell, Melinda Scalio, David Klatt, and Jeanne Brush. Tracy Poyneer was unable to attend. Also in attendance were North Shore members Lana Matovcik, Carolyn Wisthoff, Jon Williams, Geraldine and Harry Rupperecht, Kellie Wisthoff, Herb Glasby, Mark Stamper, Tony Roussoz, Glenn and Maureen Ebaugh, Sarah Ann and Charlie Parsons, Celeste and Mark Stifer, Candanc Chandler, Joseph and Mary Foley, Jim and Betsy Gregory, Rick and Roberta Watts, Tim and Debbie Fontaine, Bob and Elaine Leigh, Philip Gerber, Tim Young, Jim Logan, Milt and MaryJo Ordakowski, Rae Regula, Carl Kuhune, Rebecca Cartwaite, Bob Gardner, Sue Coburn, and Wayne Bartholomee

The meeting was called to order at 7:00 pm.

**Treasure's Report:**

Marion submitted her report, including proposed budget for 2018, and distributed copies for all to review. The General Fund has a balance of \$25,608. The Marina Fund has an ending balance of 23,363.78. Marion explained that revenues looked optimistic. She explained how the CD was cashed out, an account was open for just the Marina, and how the money from the CD was placed into the two separate accounts over this past year. Wayne questioned if the treasure reports could be provided to the community website. Ben explained there has been problems updating the community website as there is a lack of volunteers within the community. Wayne explained the Jon Baily is willing to post Board minutes to the website if Jon is emailed the minutes. There was a discuss how a motion was previously passed that minutes were not being posted due to redundancy and that each Board member would provide a report for the Barnacle. A motion by Lana was made to publish Board minutes in the Barnacle. Carolyn seconded the motion.

**Membership Report:**

This year we had 82% membership rate after dues had been increased by 20%. This is fantastic participation rate, in a voluntary association and with the increase in dues. Other factors contributing to this membership rate have been the number of vacant properties, the senior decreased rate, and new residents moving into North Shore. Rates will not be increasing this next year. It was stressed for community members to pay their dues when the first notice is mailed out as the second notice costs the community up to an additional \$80 and an increase in volunteer hours.

**Parks:**

Lisa reported a fundraiser took place over the past year at Green Turtle. Funds raised addressed replacement items needed for the playground equipment. Lisa stressed the need for assistants to help with park projects such as grounds and grading. This will be an area of focus over the upcoming year.

**Beach:**

Doug explained this is third year in charge of the Beach. He explained there have been various maintenance issues at the Beach. He stated, this past year, the Beach was rented out for 9 community events and 14 community members also rented for private functions. Doug explained how the County fixed the driveway to the beach due to a call from Laurie. Additional items new to the beach were two overhead lights, two new propane heaters, a new volleyball net and ball.

**Marina:**

Dave explained the Marina is on task with repairs, maintenance has been minimal, and there have been no issues of theft due to new lights and cameras installed. Dave also believes assigning new keys and locks has help prevent any thefts.

Dave explained over this past year, the Board voted and approved a budget for repair of the bulkhead next to the playground. The work to the bulkhead is expected to begin midsummer and take approximately 4 days to complete. The repairs consist of 50 feet of the bulkhead with new finger piers and pilings. Dave discussed Shoreline will completing the work and will cost \$33,800. He stated the Shoreline has offered to repair the other 50 feet of bulkhead for \$14,000 which the community would need to pay back within 2 years and no interest would be charged.

Dave stated the slip fee was raised to \$20 over the past year and the season is being reverted from 9 months to 12 months. Dave stated he believes the current slip fee price of \$20 is solid due to the condition of the Marina. Dave reported to the community members the issues of the bulkhead and the risk of the bulkhead caving in due to the pressure on that side of the Marina from the park. Dave state that he and Laurie had contacted 9 Marina repair companies and only received two quotes. Dave explained that the Board initially approved funds for a 6-year permit; however that decision was changed as it would be wasting money that could be put towards the actual work. Again, the Board explained that the money cashed from the CD was placed into a separate Marina fund. Lana asked if the money collected for slip fees is being kept separated and it was explained the money does go to the General fund and then deposited into the Marian Fund.

There was a discussion of the additional 50 feet being repaired for \$14,000. Laurie stated she did not believe the community should move forward with the additional 50 ft as the community does not have the money and the specific area does not have any current issues. Jeff asked of there was a sequential order to the Marina repairs. It was explained that the bulkhead would be repaired before dredging, which will be 9 ft deep. The

members discussed that the draining from Park creek Ct. contributes to the issues and adding a sediment pond in the Park or the community area located next to Bonnie's home would help however it would be cost prohibited.

### **Roads & Zoning:**

Laurie reported over the past year, she has been in touch with the County to request assistance in cleaning up unsafe walking areas on community roads. She noted the County does not want to be over assistance as homeowners become very upset when trees/brush is cut down. Laurie reported there have been 5 requests of community members properties: a patio, dog run, tree removal, and pier. All but 2 of these improvements had permits. Laurie stated she has been in touch with the County police regarding trash along North Shore Road; however, the police stated they were unable to be of assistance in this matter. Also noted was the expansion of Looper's field parking area as a solution to the increased parking along North Shore during sporting events. There was discussion/speculation of providing access of Looper's Field to Lake Shore; however, this information was not confirmed.

### **Entertainment:**

Tracy was not present for the meeting; the Board stressed the need for a volunteer for the Entertainment Chair since this was Tracy's 3<sup>rd</sup> year.

### **Garden Club:**

Lisa the Garden Club continues to look for new members as there are very little volunteers. Lisa stated OBI comes out to clean up the leaves. Lisa stress the need for people to volunteer as help is needed.

### **Barnacle:**

Amy Bartholomee finished writing for the Barnacle after 19 years. It was announced Betsy Gregory has taken over the position.

### **Welcome:**

Rick Watts indicated a community map was published in the Barnacle updating who has moved into the community due to increased turnover throughout the community.

### **New Board Members:**

Ben announced there will be 5 open Board positions and sought any volunteers for Board positions.

Board Volunteers included:

Rae Regula  
Sue Coburn

Celeste Stifer

Sarah Ann Parson motioned for the new members to join the Board and Rick Watts seconded the motion.

**Old Business:**

None

**New Business:**

Ben discussed a proposal of SCBD being formed to help raise funds for the community. He stated there are three types that may be formed. Once the type is approved by legislation, then a bill is made, and it becomes law. People within the community are petitioned and a majority vote is needed to proceed to the next step.

Ben explained the SCBD helps keep dues low and makes revenues for community expenses that have arisen before the community was formed such as the Marina. Ben explained the best option is to set up a tax district where the community has access to a loan and all repair work can be performed at one time. Ben explained there are other communities utilizing a tax district. Areas of concern for North Shore are the Marina, Park, and Beach and an estimate of \$225,000 is needed to make repairs. The park needs new playground and grading due to erosion, Marina needs a new bulkhead, dredging and repair the boat ramp, and make more room for boats. Ben explained the computation of the assessment depends upon the number of homes in the graphed location. He stated that with 186 homes, if the tax consisted of \$150 per home per year, that would provide the community with enough funds to make all repairs. He indicated that the amount can be higher or lower, it depends on what repairs need to be made and the budget proposed. Once the money is received, the community would have to pay back over 10-year periods.

Rick Watts stated he has been researching other communities within the local area that a tax assessment. He stated that the community members are happy with the results of the assessment. Communities Rick spoke with are Severna Forest, Beverly Beach, and Hillsmere.

It was further explained that several local banks participate in providing the loans to communities such as Severn Bank and Old Line Bank. The bank is paid once a year and the tax assessments of these communities range from \$90 to \$250. The tax assessment is a needed resource since fundraising attempts have not been successful. Losing the community amenities would be a detraction of new home buyers.

Moreover, Ben stated the budgeting process is transparent and has to be approved at the annual meeting by the community at large. Ben explained the County is very helpful through the petitioning process by providing a list of property owners. Carl asked what constitutes the North Shore area and would Villa Isle be included. Jeff further inquired why would some non-community members pay the tax and not have use of the community amenities such as Trail's End. It was discussed that the area drawn up can include several portions and not just limited to North Shore; however, we would have to

be careful on how the map is drawn. Harry mentioned making Ben the project manager of the SCBD. Lana inquired if this would be a waterway tax district and it was explained that this tax assessment would not be waterway as the SCBD would provide interest free loans to the community whereas the waterway does not. Rachel asked if the tax assessment was open ended or finished within 10 years, it was explained that the time limit may be open ended, and any funds not used would remain in escrow.

Rebecca questioned the types of SCBD and it was explained there are 3 types: per lot owned, per tax account, or per each property's tax assessment. It was further explained the last two types were not fair to community members and we would seek to use the first type. Maureen explained that she has also researched SCBD within different communities and found Londontowne community uses per lot type and the only issue would be if a home owner has multiple lots.

Carl stated his main concern is about the SCBD being open ended and how he did not want to see a club house or pool put into the community, and it was explained the budget has to be approved and would only be used for maintenance items (not for new buildings/structures) and voted upon by membership. Lana questioned if the HOA membership would change from voluntary to mandatory, how would North Shore community be restructured and how would legal fees and administration fees be paid; it was explained there are incentives on how the district is setup and the fees could be paid by allocating certain funds. It was stressed again the SCBD is an option to gather funds for the Marina and playground/park. Sarah Ann asked who oversees administering the funds and it was explained the County is in charge. Carl explained the Rick has investigated different neighborhoods using the SCBD such as Sillery Bay and Grays Creek which have used the funds similar to North Shore's needs, Carl stressed researching more into these neighborhoods would be a good place to start. Ty requested a special General Meeting be held to discuss further findings.

Ben agreed to email the entire packet of information on the SCBD to community members. Carolyn stated that if North Shore does not obtain the SCBD, then Band-Aids are used to make small repairs until the facility falls apart and we lose the option to use the facilities. Furthermore, it was explained that the facilities would be abated and then the community is looking at raising funds to clean up the mess. Lisa explained that the Board has discussed numerous times if the SCBD should be brought to the community's attention as an option and that the entire process could take up to a year or more before funds are even gathered.

Ben announced the next Board meeting is the President's dinner and would be held at his parent's home 450 Edgewater Rd on March 6, 2018. All community members are invited to attend. A motion was approved to end the meeting at 8:46 pm.