

CHESAPEAKE STATION HOMEOWNERS ASSOCIATION

Minutes from the CSHOA Annual Meeting Held Sept. 8, 2007

The Chesapeake Station Homeowners Association Annual Meeting on Saturday, Sept. 8, was the best attended in recent years, as we had to fetch chairs from an adjacent room at the Northeast Community Center to accommodate the crowd. In all, 67 CSHOA homes, either in person or by proxy..

Treasurer Roland Schlehuber presented a report that showed the CSHOA budget in good balance, although it also showed that the year's income will be fully spent by the end of 2007.

Committee chairs Barbara Fairchild, Rob Crowe, Pam Johnson and Amber Rust presented reports from the Architectural, Beach, Grounds and Social/Welcome Committees. All reflected busy and productive years. The Architectural Committee has been working with the homeowners whose property was damaged in last month's fire to help them rebuild in conformity with CSHOA rules. The Grounds Committee is confronted with a long list of projects, complicated by "critical area" restrictions on tree and shrub removal near Chesapeake Bay.

President Jim Mulder reviewed the need for a second consecutive 10 percent increase in annual assessments. The only objection came from one homeowner who pointed out that this is above the overall inflation rate. However, several years had passed without an increase, seriously depleting the Reserve Fund. Moreover, many CSHOA expenses – especially for landscaping – are also increasing faster than the rate of inflation.

Board Secretary George Newman called attention to the CSHOA web site begun by Elizabeth Henderson, which has potential to significantly improve communication between the association and its members, and among the members. The website is <http://www.chesapeakestation.com> He also asked for wider participation in e-mail distribution of CSHOA publications.

No new nominations for the Board of Directors were made from the floor. The current five directors – Heidi Daniels, John Friel, Jim Mulder, George Newman and Roland Schlehuber – were elected as the 2007-2008 Board. Our new financial services contractor, Brenda Conway of Summit Management, oversaw the election.

A motion to amend the referendum question on July 4 parking restrictions failed for lack of a second. The referendum, which authorizes the board to continue to seek town permission to restrict vehicle access during the July 4 celebration, was approved

In a new departure, a pizza lunch was served to those wishing to stay after the business meeting. Representatives of the Calvert County Sheriff's Department and the North Beach Volunteer Fire Department gave post-lunch presentations and answered questions. The Fire Department representative accepted a donation of \$55 from meeting attendees. We had hoped to have Bill Watson, the town zoning officer, or a member of the Critical Area Commission to address concerns about landscaping restrictions, but they were unable to attend.