

## **Minutes of the St. Leonard Shores Association (SLSA) Annual Meeting January 12, 2019**

The meeting was called to order at 1:12pm.

President Shawn Maassel introduced the Board members and thanked the Board members and committee members for their service during the past year.

Secretary Gary Pavis reported that there were 23 lot owners in attendance and together with 13 proxies that had been received in the mail prior to the meeting constituted 38 lot owners represented which exceeded the quorum requirement of 24 (one-fifth of the 117 lots represented). Because only 36 lots were represented there would be no amendments to the by-laws or covenants at this meeting as they required 59 (one-half of the number of lots) and 71 (three-fifths of the number of lots) votes respectively.

President Shawn Maassel referred to the minutes from the January 13, 2018 annual meeting that had been posted to the website in draft form. There were no proposed changes. Philip Giles moved acceptance and Dr. Michael Brooks seconded. Minutes approved.

### **President's Report:**

1. Shawn Maassel reported that the Board addressed a concern brought up at last year's annual meeting regarding hunters approaching and using firearms close to some of the properties on Dawkins Court. Gary Pavis, Hank Curtis and John Williams walked the property boundary on the west side of the community adjacent to the Parran-Briscoe property and marked the approximate boundary to alert hunters that they are approaching a property boundary where hunting is prohibited. No reports of issues have been heard since the markings were made.
2. In August, Shawn Maassel received copies of two anonymous letters regarding potential covenant violations that were addressed to the alleged violators using an old St. Leonard Shores Association logo as the letter's heading implying that the letters were sent with the authority of the SLSA. The Board sent letters with the President's signature to the two property owners indicating that the SLSA Board did not send the letters and requesting the property owners to familiarize themselves with the covenants and work together to resolve issues. Shawn Maassel reiterated that "official" correspondence from the SLSA can only be done with Board approval.
3. There remained an issue with several lot owners not being current with their dues. The Board has consulted with an attorney to pursue placing a lien on one property.
- 4.
5. There has been an issue identified with people riding ATVs and other motorized recreational vehicles in the utilities right-of-way easements (SMECO power lines and gas pipeline.) through our community. The easements on which these utilities are located, is private property of SLS lot owners of the adjacent lots. The utilities only have right-of-way to use the land, but they do not own it. Therefore, riding there is illegal since this is trespassing on private property without permission. It

is a liability to the land owners who have not given any permission for the activity, and the terrain is a danger to the riders. The motor noise also disturbs nearby residents, and litter has been left there. As this issue has only recently been identified, the new Board will take up the issue at its next meeting.

**Treasurer's Report:**

Dorothy Seville reported the following end-of-year totals:

**Profit/Loss:**

Total income was \$19,989

Total expenses were \$13,292

Net Income: \$6,697

Expenses were detailed as follows:

Landscaping: \$9,380

General administrative: \$1,600

Insurance: \$1,400

Electricity: \$490

Social Committee: \$422

**Balance Sheet:**

Bank account: \$16,462

Money Market Accounts: \$56,208

Certificates of Deposit: \$17,693

Checking account: \$12,264

Total equity: \$102,627

**SLSA Proposed Budget for 2019:** Copies of the proposed budget had been mailed out with the notice of the Annual Meeting. The proposed 2019 budget was based on 2018 actual expenses. It was noted that the general administrative budget was slightly increased since actual expenses had exceeded the 2018 budget. As part of the budget, \$700 would be carried over from the 2018 budget to pay for new plantings at the entrance. Dr. Michael Brooks moved acceptance of the financial reports. Larry Fleming seconded. Financial reports approved and proposed budget accepted.

**Secretary Report:** Gary Pavis reminded members of the Committee sign-up lists and requested that any changes to the roster information be made on the sign-in sheet. Nine properties in St. Leonard Shores sold in 2018 and Gary introduced Bill and Elizabeth Lang as new residents on Stone Court.

**Vice President:** No report

**At Large Director:** No report

**Pier Committee Report:** Bernie Gwynn reported that there were few issues that arose during 2018 and that the proposed budget would be similar to that for 2018; with a new cart as part of the budget. When asked how many slips had boats, Bernie replied that about half the slips (15) had boats.

**Ramp Committee Report:** Ron Hurt reported that 5 keys were sold to new owners this past year. There was \$2,565 in the escrow account and no expenses were incurred during 2018. There are three areas on the road to the boat ramp that need repair. The road was last repaved in 1999 at a cost of approximately \$15,000. The road was last re-sealed in 2014 and a re-sealing would cost about \$5,000. Ron said he would be getting an estimate for needed work that would include painting lines for parking at the ramp. The proposed scope of work would include re-sealing of the ramp road, the pier road and the parking areas as well as retrenching the sides of those roads and adding gravel as needed. Parking at the boat ramp should be short-term. Space is limited. Please be considerate of other SLSA members using this area and always re-lock the security chain once you've passed through on your way to/from the ramp.

**Landscape Report:** Shawn Maassel reported that Hank Curtis had solicited bids from five contractors and that he had evaluated the bids and made a recommendation that will be reviewed and acted upon by the incoming Board of Directors.

**Architectural Committee Report:** Shawn Maassel reported that three requests had been made to the Architectural Committee for permission to make property improvements including a fence and a garage. All requests were approved without dissent.

**Social Committee Report:** Lucy Tonacci reported on the June social at the picnic area which was well attended and well received and was partially paid for by the \$5 per adult admission. Lucy also reported on the success of the Saint Leonard Creek paddling event sponsored by the American Chestnut Land Trust which was held at the SLSA Boat Ramp. The Trust supplied kayaks, portable toilet facilities and a small lunch. There were no adverse effects or neighbor issues with the event. Some residents expressed concern that they were not aware of the event and would have participated had they known in advance. Gary Pavis agreed to work with new secretary Joel Bergsman in making sure the community e-mail roster is updated.

**Mosquito control:** Joel Bergsman presented an overview of the county's mosquito control and described the options that residents have with regard to mosquito spraying (in front of property, in front and in the driveway and opting out of any mosquito spraying). Joel offered to speak with anyone having detailed questions about the program and gave his contact information ([joelbergsman@gmail.com](mailto:joelbergsman@gmail.com) or 410-495-8211).

**New Business/Discussion:**

Gary Pavis led the conduct of the 10-year review of by-laws and covenants that is required by the SLSA covenants. The review was first presented to Hank Curtis and Chris Vassallo for comment then was presented to the Board of Directors. The following are changes to Maryland law which affect our documents:

- a. The covenants can be amended by no more than 3/5 of the votes in the development as a result of a law taking effect in October, 2017. The current covenants state that 2/3 or more of the members of the SLSA are required. The

- law supersedes the covenant language. Because there weren't enough members present to change the covenants, that will have to take place at a later date.
- b. The proposed annual budget shall be submitted to lot owners at least 30 days before its adoption. That requirement will be added to the Brain Book.
  - c. Any expenditure resulting in an increase in the amount of the current assessment in excess of 15% requires a special meeting for approval. This will also be added to the Brain Book due to its rarity.
  - d. Board of Directors meetings must be announced in advance and a portion of the meeting must be set aside for comments or questions from lot owners.
- No action was required at this time.

### **Election of Officers**

Shawn Maassel reviewed the ballot for Board of Directors and stated that Greg Veit was no longer a candidate for Vice-President. She called for nominations from the floor and none were received. Ballots from those lots in attendance as well as absentee ballots submitted were tallied and the four listed candidates still running were elected. Ron Hunt received one write-in vote for Vice-President but he declined to accept the position. The Board of Directors will decide on how to fill the position at their first meeting.

The 2019 slate of officers:

President: Darcy Richards

Vice President: (vacant)

Treasurer: Gary Pavis

Secretary: Joel Bergsman

Director at Large: Craig Eshman

### **Sign-up Sheets (2019):**

**Pier** – Bernie Gwynn (Chair) and Ron Hurt

**Boat Ramp** – Ron Hurt (Chair), Mike Bossert and Bernie Gwynn

**Social** – Kurt & Claudia Allred, Shawn Maassel and Dereda Ricker

**Architectural Review** – None

Paul Maassel moved to adjourn the meeting. Larry Fleming seconded. All approved.  
The meeting adjourned at 2:21pm.

Prepared by Gary Pavis, Secretary  
February 17, 2019