

ARPOA BOARD MEETING

10/01/02

Member Present: Larry Beers; Walter Bigelow; Mary Gibb; Ellen Robertson, Steve Stroetzel, Judy Vaughn & Donald Walsh

Non-Members: Candy Bigelow; John Coche

President's Report:

A motion was made to approve the minutes of the September 10th meeting. Seconded and approved.

As requested the President briefed the Board on the cost for the purchase and installation of a Merry-Go-Round for the Overlook. He contacted the same company that provided the swing set. A motion was made, seconded and approved to have the President gather additional details from this company for further review by the Board. The question was raised and the Board was assured that ARPOA's current liability insurance would cover this additional equipment. However a greater concern was raised, namely whether the Board should be proceeding with changes to the Overlook in a piece meal fashion, without having in place a long-range plan.

The President raised the issue of the location of the gate that leads to the parking area for the Overlook. The current location makes the parking lot too accessible to non-residents since there is an area prior to the gate that people can park in. It was suggested that the gate be relocated and moved closer to the road and that the gate be designed to ensure the protection of community property and be of a style fitting to the architecture of the community. It was suggested that the style be similar to the white gates at the entrance to the community. The President asked Steve Stroetzel to investigate the cost of such a structure.

Treasurer's Report:

The Treasurer informed the Board that ARPOA received very positive comments from our auditor on the audit recently completed. ARPOA appears well funded at this time given current conditions. The Treasurer informed the Board that it would be necessary to develop two budget documents for this year's annual meeting. One budget will be displayed under the current budget format and one will display the budget that will reflect the changes authorized by our new charter. The Treasurer proposed that a 15% increase be approved for the FY 2004 budget. It was noted that under the new Charter ARPOA would be able to contract for professional and other services, previously not allowed by the County. Though our needs are not known at this time a 15% increase would provide sufficient cushion to cover unexpected events. A motion was made, seconded and approved to have the Treasurer develop the budget submission reflecting a 15% increase over the 2003 level. The Board also suggested that the funding limits in the various categories of the budget be reassessed based on the revised Charter.

The Treasurer noted for the Board that management of the community's finances has become a serious challenge requiring a significant amount of time. The Treasurer felt that additional support is needed. A motion was made directing the Treasurer to find and

hire an independent accounting firm that would assist in the development of the annual budget.

Secretary's Report:

Secretary informed the Board of information provided by David Bastion regarding the land purchase by Bay Ridge. Mr. Bastion stated that over \$1 million was raised through donations and the remaining \$3.1 million was achieved through a \$250 annual assessment against each property owner, over the next 25 years. He stated that Bay Ridge is willing to assist us in any land purchases we might attempt. And he also informed the Board that the County has available, at no charge, a staff member would can do a property assessment if we need one. It was suggested that this information be forwarded to Anastasia Hopkinson, who had volunteered to assist on the Development Committee, for her to get the specific details and report back to the Board at its next meeting.

PWD Report:

The PWD briefed the Board on recent events. The PWD as requested, received estimates from Terry Wright for the cleanup and planting of the 6 parcels of ARPOA property. The estimate for the cleanup and planting of plant and shrubs is \$2,200. This estimate however does not include the cost of the plants to be used. Judy Vaughn volunteered the Garden Club to come up with planting designs for these areas. A motion was made, seconded and approved authorizing the PWD to contract with Mr. Wright for this work. The PWD was approached by a resident (Chris Green), who is working towards his Eagle scout award, to see if there were any projects that the community had that he and his group could do to earn credit towards their Eagle Scout award. Two potential projects were suggested. One project would be building in steps on the path that leads to the beach and one would be to relocate the new wooden fence at the Overlook further down the embankment. The PWD will contact this individual to see if they are interested in either of these. The PWD reported on the success of this years bulk trash pickup by the County and noted that five dumpster were filled.

Vice-President's Report:

Nothing to report

New Business:

Steve Stroetzel asks the Board to consider erecting a fence between Claibourne Rd. and the Annapolis Roads apartments. Residents along Claibourne have noted a significant increase in foot traffic on Claibourne with more people cutting through the woods. It was noted that this project would require a survey, to determine the ARPOA property line. The President asked Mr. Stroetzel to get estimates for the cost of the survey and an estimate to erect a fence.

Complaints have been made regarding the port-a-john at the parking area. It appears the current contractor is not complying with the agreement to clean it out regularly. In addition the contractor has asked if they can leave the port-a-john there until next year. The President asked Mr. Stroetzel to investigate getting a new contractor for this and notify the current contractor to remove the outhouse.

A question was raised regarding Board member personal financial liability as a result of their participation on the Board. It was noted that ARPOA does have insurance however it is unclear whether Board members have personal liability coverage for the decision they make as Board members. The President was asked to contact our insurance carrier to determine the extent of our coverage and if personal liability coverage is part of the coverage and if not whether an umbrella policy for Board members is available. The President asked if a slate of candidates had been developed for this year's election at the annual meeting. All current Directors have volunteered to be named to the slate of candidates at the annual meeting. A motion was made, seconded and approved to have the incumbent Directors listed as the slate of candidates.

Community Development Committee:

Committee Chairperson was not present. No report provided.

Next meeting is scheduled for October 29, at the home of Mary Gibb's house. The Annual Meeting is currently scheduled for the first week in December.

A motion was made, seconded and approved to close the meeting.

D.Walsh