

DRAFT

Minutes

MBCA General Membership Meeting

September 2, 2014 – 8:00 p.m.

Board Members Present:

Chris Isham, President  
Jodi Roberts, Vice President  
Mike Frye, Interim Treasurer  
Linda Nahin, Secretary  
Robert Ferrier  
Augie Pasquale  
Richard Roys  
Christine Olson Sipe  
Don Wood

The Manhattan Beach Civic Association General Membership Meeting was called to order at 8:05 p.m. by President , Chris Isham.

1. Introductions – President, Chris Isham, asked each Board member present to introduce themselves.
2. Message from the President – Chris Isham outlined his priorities for the coming year: community appearance, security, crime prevention, community pride.
3. Secretary's Report – The Minutes from the Special Meeting of the Board of Directors held on June 9, 2014 were approved.
4. Treasurer's Report – Mike Frye, Interim Treasurer, reported that we have \$78,576.50 in the General Fund, \$92,749.08 in the Tax Benefit Fund, and \$200,073.70 in the Building Fund for a total of \$371,399.28. Mike further reported that \$48,000 of the Tax Benefit Account is encumbered by work to be done on the beaches.
5. Clubhouse Committee – Karl Neidhardt is managing the project but was out of town so O'Mara Dunnigan reported on his behalf. Ms. Dunnigan stated that she visits the site each day. The contract includes hardwood floors and new windows and a door facing the playground. Painting would be done on September 3, 2014. It was reported that the winning bid (five proposals were reviewed) was \$238,000 (fixed price) and that an additional \$7,000 to \$8,000 may be needed for an additional beam. A discussion of paving the driveway followed. Chris responded that the driveway will be considered as a Phase 2 and we will need to look at the pervious vs impervious question. Nina McCarthy asked for old community photographs that could be displayed in the refurbished clubhouse. Chris Isham reported that a few trees had to be removed as they posed threats to the building, parking lot and playground. Chris also reported that a fire pit and picnic tables would be added to the property. Chris responded in the affirmative when Don Wood asked if the sign would be replaced. Members of the association may rent the clubhouse for \$25/hour with a four hour minimum.
6. Youth & Recreation – Committee Chair, Nina McCarthy, reported that an open Committee meeting had been scheduled for Thursday, September 11, at her home on Community Road. Nina further reported that the first event will be the Chili Cook-off as a “welcome to the new clubhouse”. The Committee is also planning a holiday brunch, an Easter egg hunt, quarterly

adult-only events as well as quarterly events for tween aged residents, movie nights, a sock burning, and a pig roast. The Committee currently has eight members and desires to recruit more members and more ideas for events. Nina will produce an events calendar. Mrs. Holtz suggested a group be formed of residents interested in knitting and crocheting to produce articles to be donated to the needy. It was stated that such events would not incur a rental fee for the Clubhouse. It was also suggested that the Clubhouse could host gatherings to watch the Ravens games.

7. Beaches – Chris Isham began a discussion of beach maintenance. He stated that for many years, the Community has relied on volunteers but that beginning in 2015, a contractor will be used. Augie Pasquale reported that he now has tax accounts for the Oak Grove and Dividing Road beaches and that he has submitted designs to the county for permits to begin the improvements. He stated that it may take three to four months to receive county approval. The budget is \$15,000 to \$18,000 per beach for a total of approximately \$55,000. The money has been budgeted and approved by the membership. Bob Ferrier asked about the possibility of adding solar panels for lights in the beach areas. Bob also asked if we could mark and establish the second path at Oak Grove beach. It was noted that there may be a property dispute at that location. Donna Holtz suggested a bubbler system. Ralph Cattaneo stated that many years ago MBCA was awarded a grant to be used to improve the waterfront and prevent erosion but that they could not get the required matching funds. Ralph asked if we needed to have a dwelling on the property to get approval for a pier. Regarding the boat launch pier, Ralph said that in the early '80s you could only get approval for a pier with a maximum width of 3 feet. Augie responded that he had visited the site with an environmental person who did not object to a six foot wide pier but stated that we could not build over the grasses. Discussion continued of the location of the property line in relation to the boat ramp.

8. New Business –

- a. Holtz Complaint – Chris Isham stated that since the complaint was in mediation he would not discuss it and that it is a fact finding issue. Mike Frye asked if we could let the members know the subject of the complaint. Chris will ask the mediator if we can publish the complaint. A question was asked about payment for legal services if that is required. We will solicit three bids for any expense over \$2,000. Darryl Fisher noted that there is precedence for a vote on legal expenditures in the Alamo case.
- b. Landscaping – We have received three proposals, one very expensive, one vague, one specific. A contract will be proposed at the next meeting. Ralph Cattaneo suggested that we research the possibility of a grant. Mike Frye stated that MBCA has four acres of woods with 90 fallen trees that will have to be cleaned up. This issue will be added to the agenda for the Grounds Committee.
- c. Open Board Positions – Chris asked for volunteers to fill the vacant Board positions – no volunteers came forth from those in attendance.
- d. New Committee and Committee Chairs – Chris reported that the Board will work on a list of new committees and Board member liaisons to the committees. Gwen Murray volunteered to be on the Grounds Committee. Gwen noted that she had reviewed the county plans and that it appeared that Manhattan Beach Road was scheduled for repaving but not Stinchcomb. She also mentioned the poor condition of some of the sidewalks and stated that a trailer has been parked in the community for a long time.

9. Old Business –

- a. Mandarin – Christina Olson Sipe has volunteered to research the situation. Mandarin is \$18,000 in arrears in its payments to MBCA. The original agreement called for a \$4,500 payment to MBCA for each house built. They have paid on \$7,500 to date. It was suggested that we contact the attorney, Wes Henderson, to renew the effort to collect on the agreement.

- b. Security – Chris stated that he feels we need a Security Committee and reminded all attendees of security best practices. He noted that the “no soliciting” signs at the community entrance have no legal standing. If an individual property owner posts a “no trespassing” sign on his property, solicitors may not enter. Chris will review the 2015 budget to see if we can add funds for security, perhaps a random security patrol. The new clubhouse will have security cameras installed. Ralph Cattaneo reported that, as of today, there is one less sex offender in the community.

10. Open Discussion –

- a. Laine Bowman reported a drug bust at 735 McCann. The residents were arrested and charged with manufacturing controlled substances. She noted that firearms, among other articles, were confiscated from the residence.
- b. Darryl Fisher reported that BGE requires 50 percent of the homes in each area to install natural gas. The cost would be \$4,510 per home; \$1,100 if the street already has a gas main. An article about the availability of natural gas will be published in the next newsletter.
- c. Darryl Fisher reported that we are paying rain tax for some of the wetland property.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,  
Linda L. Nahin, MBCA Secretary