

**MINUTES
LONG BEACH CIVIC ASSOCIATION
February 12, 2022 MEETING**

DATE: *February 12, 2022 at 10AM*

BOARD MEMBERS PRESENT:

Richard Wilder, Torben Huge-Jensen, Cathy Collins, Patti Oehmke, Mieke Rockhill, Steve Perlik, Jolene Lauria, Paul Murdock, Mike Malarky, Georgia Reidel, Steve DeBord, Mary Millson Pritchard (by Facetime)

CALL TO ORDER

Richard Wilder opened the meeting to order at 10:00AM.

PLEDGE OF ALLEGIANCE

Richard Wilder led the pledge of allegiance.

Richard described how the LBCA monthly meetings are run; the meeting was well-attended and some attendees had never been to a meeting. He noted that the majority of the time for this meeting would be for the subject of Road Fees and Membership Dues.

FINANCIAL REPORT

Cathy Collins provided a detailed financial report for January's disbursements. She discussed each line item and explained the disbursements since the last report.

Richard explained that there are three funds that we keep separate - the loan, the general fund and road fee fund and the loan.

Unanimous voice vote accepted the financial reports.
See end of minutes for financial statements.

NEIGHBORHOOD WATCH/SECURITY UPDATE

There was nothing new to update – our community remains the safest in Calvert County, according to the Sheriff's office.

OLD BUSINESS

- **Off-shore revetment update – BOCC meeting**

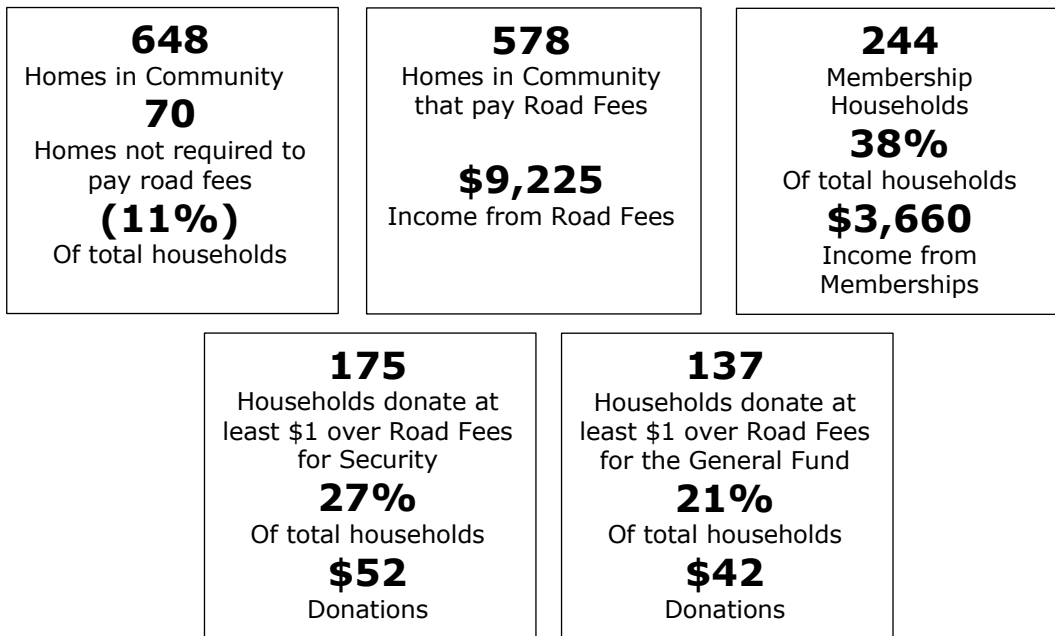
Richard asked how many people know about the County's plans for large projects south of our community and proceeded to update on the proposed off-shore revetment. The project consists of building islands that will run parallel to the shore; each island will be 80' long and 20' wide with 500' open water between them. The original plan was to truck the boulders down our community roads for the off-shore revetment project. There should be minimal impact on our community. Now they plan to barge the rocks in, then they will pump the sand back to where it should be from Flag Ponds where it has accumulated and land-locked the fishing pier. They also plan to increase the parking at Flag Ponds because they have had to turn visitors away when the park reaches over-capacity. The State has approved the loan to the County

for this project and it is anticipated that it will be put out for bids this year. Paul Murdock noted that the actual project may not happen this year because of inflation making the bids too high. But with the savings expected by reusing the sand, it may still happen.

The LBCA will arrange for Karyn Molines to speak at an upcoming community meeting for a status report when the project is further along.

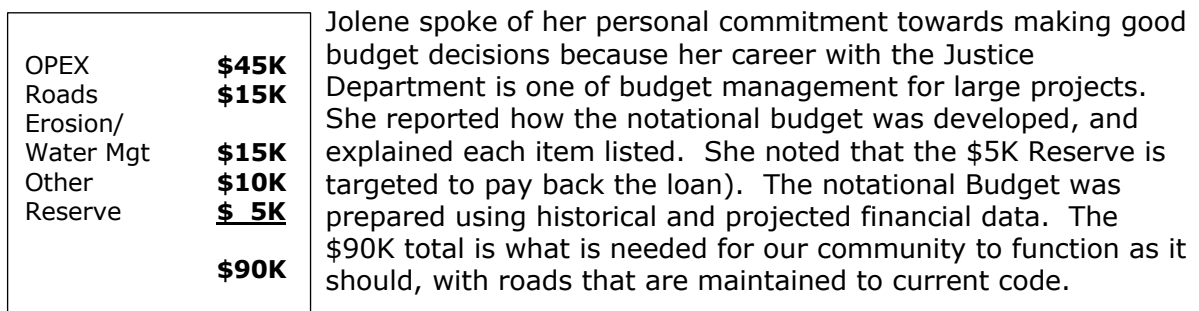
- **2022 Road Fees and LBCA Membership(s)**

Rich Wilder started an info session by pointing to large posters that were hanging on the walls:



Richard explained what each poster represented. He spoke about the restrictions placed on how road fees may be spent; the LBCA may only disburse road fee funds for those items that maintain the condition and safety of the 2 miles of roads owned privately by the LBCA, for which the LBCA is responsible. The board worked hundreds of manhours to come up with a road fee increase that was fair. There were a number of variables, for example, some households pay \$2.50/lot and others like Flag Harbor pay \$300. About 20 properties have not paid road fees for a number of years, in some cases the property owner is deceased.

Jolene Lauria explained the last poster:



Richard Wilder explained how the LBCA board looked at options to reduce costs such as getting rid of the beach guards, porta-potties, trash disposal, etc. The board even looked at turning the roads over to the County. Mieke Rockhill explained that years ago, all the roads that the County would take were turned over to them. The County would not accept the private roads currently owned by the LBCA. At that time, it cost \$1K per square foot to bring roads up to code. The main problem with turning the private roads to public roads would be the increase in outside visitors trying to access our private beaches. The Board also discussed options around charging a per visitor fee for beach access to allow other counties or states to use the beach (similar to Flag Ponds or Breezy Point), but did not feel this was a good solution.

Richard explained how the Covenants recorded with each deed are the basis for the Road Fees. A short history of land purchases/transfers was discussed: Sections A & B were sold in the 1930's (inception 1932) – Rockhill purchased what was left from original developer in 1944. Cove Point was able to restructure their Road Fee/ Membership Dues. Their new fee schedule is legally enforceable. Cove Point did not try to change deeds or covenants. They used a consistent approach to reach a fair outcome. The Board for LBCA took the same fair and consistent approach.

Steve DeBord explained that the Covenants allow access to the beach across the privately held road/parking lot to any person who lives in the community. He offered to help anyone that wants it in finding their covenants online.

Jolene Lauria reviewed the handout and explained that finance committee worked hard to come up with a multiplication factor that was fair. Rather than using a CPI multiplier from 1932, which would be legally defensible and would generate a lot more money, the decision was made to use the CPI for 1970, which would be less of an increase for the community to absorb. She noted that there had been discussion about pulling individual covenants and computing a multiplier based on year of assignment to a covenant, but decided on keeping it simple, and less expensive for residents. Our treasurer, Cathy Collins, is one of the hardest working volunteers on the board, volunteering many hours, and we do not want to make her job any harder than it already is. Paul Murdoch used his property as an example; his road fee jumped from \$2.50 to \$18.50, yet he could have been charged \$53, legally, had the board chosen today's CPI rate. She held up a stack of spreadsheets that represented all the different multiplier scenarios as they were applied to each household. She acknowledged that the LBCA did not WANT to raise fees/dues; but we based the increase on what should be a realistic budget. It is a jump now (price increase); but that would be better than dealing with incremental increases. We don't want to take people to court, it is not meant to be a punishment, we want to point out that it is legal.

Both Jolene & Richard emphasized that the changes were fairly applied. We can't go back and right every wrong, we can just move forward from today.

Torben Huga-Jensen noted that there have been no road repairs in two years (no money), and the community needs safe roads, well-maintained with access for emergency vehicles.

Richard Wilder reported gate security is paid out of road fees, we should spend 40K this year to fix our roads.

Jolene stated that landscaping at the community center and making bathrooms ADA compliant are approved projects that are in the pipeline from last year; they should be completed this year.

MEMBERSHIP DUES

Richard Wilder provided an overview of a 2 tiered membership - \$15/year lets a member vote (no parking passes), \$100/year gets the vote and 4 parking passes. Anyone in the community may attend meetings or contact board members to speak of their concerns, whether they are a member or not. Benefits include four parking passes, a one day guest pass (which allows for members to offer parking passes to the guests attending their beach party, 1 per year, not on holidays). Membership dues go into the general fund which pays for lights, lawncare, porta-potties, trash disposal. Future Kayak Racks will be for Members only.

Originally, parking passes were tied to paying road fees, but there was no real relationship to road fees. Expenses related to parking passes are disbursed from the general fund, so the relationship was changed to membership, since parking passes are a benefit of membership. Jolene cautioned everyone to not leave the building saying that parking passes cost \$100; while they are what is most desired out of membership, dues are used to pay for lights, lawncare, porta-potties, trash disposal. Volunteer membership pays for things you cannot see. Richard said the board had decided against windshield stickers in lieu of parking passes and Georgia Reidel reported that parking passes are changing color to Red this year.

Richard noted that the 70 homes that are not required to pay road fees would have been issued parking passes under the old system; must join membership to get them now. Makes it more fair for all.

Committee Structure:

Board members must join one committee – open to volunteers in the community.

Questions & Answers:

Q: Can we keep membership at \$100 and then raise road fees incrementally. Is the road fee situation negotiable?

A: The new road fees are fair and will generate the money needed for roadwork and other related costs. The plan is set for 2022.

Q: In the past we had problem with people w/o parking passes driving past parking lot to park on private streets/properties.

A: Call to have the car towed if it parks on your property or on the private street.

Q: Tim Nash said that 7 years ago there was a problem with cops saying they could not tow or arrest if people park on county roads.

A: Richard said that people who park on county roads can be arrested for trespassing once they step onto the LBCA's private property, meaning the beach parking lot, beach roads or our private beaches.

Q: Teresa Capatosto: are road fees tax deductible?

A: Georgia Reidel: Originally we were a 501C3 and donations were tax-deduct-ible. We lost that designation because it requires that the 501C3 give money away.

Q: Why can't we do electronic payments, venmo, paypal, square etc.?

A: Our treasurer, Cathy Collins, is one of the hardest working volunteers on the board, volunteering many hours, and we do not want to make her job any harder than it already is; she prefers to keep the accounting the way it is. Maybe we will consider electronic payments in the future as we launch a new website.

Q: Demitress- why did we spend all this money on the community center and not raise the rent for events?

A: The board wants to raise the rental price and will tackle this issue.

Q: What can we do about neglected and abandoned houses?

A: The board has no part in dealing with these issues.

Q: Spiro – what made the income go down \$20K in 2019?

A: Lost daycare rental.

Objections to Membership & Parking Pass changes:

- Attendee objects to parking passes not being sold individually, some people may not need 4 parking passes. Nothing prevents one member from sharing parking passes with a non-member. It was shared that the new parking passes will be numbered and tracked by membership.
- Spiro agreed: sharing parking passes could cause issues.
- Diane Daly: It makes more sense to raise membership to \$25 and sell the parking passes separately. The community has come to expect the parking passes as a benefit with paid road fees.
- Attendee: Living here is priceless, she is host of several Air BnB & VRBO properties, but increase seems too much.

Jeri Kalins commended everyone on board for thankless job and so many hours of work. Richard Wilder thanked KC Chronopoulos for donating signs that Patti painted with meeting info.

NEW BUSINESS

- **Kayak Racks**

Several attendees would welcome kayak racks. Richard reported that there have been discussions with Beaches Water Co-op about placing kayak rack on their property. We would have members who use kayak rack sign a liability waiver. Flag Harbor may have racks that could be repurposed

- **Spring Workday and Other Projects**

Not discussed

OTHER BUSINESS

- Not discussed

ADJOURN

The next meeting will be March 12th at the community center at 10:00 a.m.

It was moved and seconded to adjourn the meeting and Richard Wilder adjourned the meeting at 11:31 am.

Respectfully Submitted:

Patti Oehmke, Acting Secretary

Richard Wilder, LBCA President