

**LONG BEACH CIVIC ASSOCIATION**  
**Board of Directors Meeting**  
**Agenda for November 12, 2022**

**BOARD ATTENDEES:**

Richard Wilder, Torben Huge-Jensen, Patti Oehmke, Georgia Riedel, Mieke Rockhill, Jolene Lauria, Paul Murdoch, Steve Perlik, Steve DeBord, Mary Pritchard, Carla Hance

**CALL TO ORDER:** 10:00am

**PLEDGE OF ALLEGIANCE**

**ANNUAL ELECTION**

Mieke Rockhill presented the results for the 2022 election. The ballots were collected by the LBCA, tabulated on a spreadsheet that was reviewed by Gary Clarke to make sure that each ballot was from an LBCA member, and each vote was recorded correctly on the spreadsheet. Gary signed off on the accuracy of the tabulation. Quorum was achieved; there were 58 votes; 13 members of the existing board were reelected and there were two new board members. New board members, Dave Kalins and Molly Newton introduced themselves. Dave Kalins stated that he has been a resident for 12 years, has been active in volunteering for community projects. Dave and his wife Jeri are retired and own a property on Bayside Rd. Molly Newton stated that she and Robert Strange bought home on Long Beach Rd in 2018. Both are lawyers, and Molly was a Prosecutor in Arlington, VA. She looks forward to serving on the board. Both Molly and Dave expressed how special our community is, and how much they love having homes here.

**FINANCIAL REPORT**

Georgia Riedel reported on the financial status of the LBCA in lieu of Cathy Collins, LBCA Treasurer, who was unable to attend the meeting.. The report was based on Oct 2021 – Oct 2022 and was distributed at the meeting. Financials are attached below. Georgia reviewed each disbursement and income category and highlighted some changes since the report for 2021.

- **Account Balances:** Escrow is for the Daycare Center, Community Bank reflects the loan money we have on deposit (loan was secured to fund improvements to Community Center), General fund balance is compiled from deposits (Daycare Rental Income, LBCA memberships and Donations less funds disbursed for community expenses and Road Fee Fund.

*Georgia noted that there have been no disbursements from the Road Fee Fund for the past two years, and the balance is more than 3X that of 2021 due to the increase in Road Fees paid by property owners.*

- **Income:** Income generated by Day Care Rental (Daycare also pays 2/3 of utility bills for community center), and other community center rentals, donations, and LBCA Memberships is deposited into the General Fund. Income generated by Road Fees are deposited into Road Fee Fund.

*Georgia explained that 70 homes in our community have no road fee charges because their deeds made no stipulations that road fees must be paid. The LBCA does not write*

*off uncollectible balances as bad debt in hopes of collecting when the properties are sold. The \$7,138.67 represents 20 years of accumulation because most of those years were when the road fees were unrealistically low.*

- **Expenses:** Disbursements from the general fund for beach expenses include lights, trash pick-up, porta-potties, lawn maintenance, misc. (doggie bags, etc) and parking lot gate guard/monitors who work approximately 20 hrs per week. The large expense of \$10,518.75 was for the resurfacing of the North Beach parking lot. Other disbursements from this fund include Social Events, National Night Out, Bank Service Charges, Insurance, professional fees, snow removal, SWM (Storm Water Management) costs to clean out sediment trap, office supplies, taxes, speaker fees, and other admin expenses. Community Center expenses are utilities, repairs and maintenance, landscaping, etc. This year there were costs to replace the dehumidifier, blower and a broken window.

*Steve DeBord asks anyone knows someone over the age of 18 that would be interested in a summer job as parking lot guard/monitor to direct that referral to him.*

- **Question from Chris Riollano:** Why are funds not being applied to loan now that LBCA has more money. Interest is being charged on that loan?  
**Reply from Richard Wilder:** We plan to apply more payments towards the loan in the future, but the plan is to keep \$35K of the loan available in an account for our use. That way we will have money if a big storm causes damages to our community. Torben Huge-Jensen added that the interest is very low, 5%, and that makes it worth it to hold on to the money.
- **Question from Mary Millison:** Are homeowners allowed to dump yardwork waste in the SWM area at the end of Cypress and Cedar Rd which is property owned by the LBCA; doesn't that increase the need to clear the sediment trap which costs the association money to hire J. Calvin Wood?
- **Reply from Richard Wilder:** A property owner that dumps yardwork waste (or any other materials) onto LBCA property could be charged with littering on a property that is owned by LBCA. If seen, a resident should take the person's picture and notify the police as well as the LBCA board.

## **NEIGHBORHOOD WATCH REPORT/SECURITY UPDATE**

Richard Wilder said Debbie Berens, who has served as our safety/security representative with the County, reported that the monthly safety meetings are being disbanded because social media has taken over this communication.

## **OLD BUSINESS**

### **Road Paving Update**

Richard Wilder, Patti Oehmke and Jolene Lauria each spoke about the Roadwork Project. Patti explained that there have been several meetings with the engineer, Jay Hopson PE. and that he has marked some of the potholes that need attention with paint. The plan is to take care of potholes before yearend with a cold patch product that uses asphalt foam (a mix of concrete, asphalt and foam) which is a sturdier product than regular cold patch. Regular cold patch would need to be removed when the paving starts, the foam asphalt may be paved over. Jay has already marked some of the potholes with paint.

Jay will continue to work on a master plan for the LBCA roads in our community. Jay's initial estimates for asphalt paving and repairs for all of the roads is between \$250-350K over a 5-year period. He is recommending an option to use tar & chip which would cost about a third of what asphalt would cost, but there is only one contractor from Baltimore that does this type of work. Jay plans to contact them to see if a spot in the contractor's schedule can be reserved for our community when the contractor works their way up the East coast from the Carolinas in the Spring/Early summer.

Richard said that a field trip will be taken by board members to Chesapeake Ranch Estates to look at Coyote Trail which was resurfaced tar & chip on one side of the road and asphalt on the other side. Jay says you cannot tell the difference. Paul Murdoch also serves on the Beaches Co-op water board and stated that LBCA would need to coordinate with the Co-op because if future repairs/updates are made to the water system, the same materials would need to be used for any patches. Richard agreed that LBCA will work with the Co-op on this project.

Jolene explained that the paving will happen in phases spread over a 5 year period. The engineer is grouping roads together in sub-groups that will make for an efficient operation when the contractor begins resurfacing the roads. Jay is identifying which roads are in the worst state and may group some roads by location; homes that are uphill would have fewer problems with the way weather affects the roads while the work is being done. Before the paving starts we will meet and communicate with homeowners so that they know in advance what must be done by them (move cars and boats and not drive on road while the new surface is curing).

Richard said that the Engineer should be done with the Master plan by the January Meeting and that Jay will make a presentation to the community at that meeting to explain the process and answer any questions.

#### **OTHER BUSINESS:**

- John Fisher reminded everyone that a permit is required to cut down a tree in the critical area. He expressed concern that properties on Bayview sometimes remove the trees on the steep slopes behind their homes and that can impact SWM.
- Chris Riollano asked if it is possible to move the guard gate further up the road so it catches people who use the marina parking lot to get to the beach. She was directed to speak with Steve Scott who was present at the meeting. Steve Scott serves on the Flag Harbor Association board and he stated that she should speak with Mr. Donaldson, who is president of the board.
- Chris Riollano. Mary Millison Prichard and Jeri Kalins volunteered to set up a table to pass out parking passes at the next May meeting in order to save money currently spent on postage. People who don't pick up their passes will have them mailed to their home.

#### **ANNUAL REPORT:**

Richard reported on changes that have happened with the LBCA and our community since last year. He cited some statistics:

- Last year at this time we had 416 email addresses for 648 properties – that increased to 528 email addresses over the past year.

- Last year the open rate for emails was 32-40% - we now have a 53-63% open rate for emails; the industry average is 18%.
- Last year the LBCA had 244 memberships – this year the LBCA membership is 383.
- Last year the number of ballots received from members was 29; this year we received 58 ballots.
- We had the largest numbers of volunteers for Spring Clean-up Day this year, and the largest attendance at National Night Out.

Richard also acknowledged and thanked members from our community who have stepped up to help in many ways:

- Steve DeBord and Debbie Berens did a great job with security. Steve hires and manages the parking lot guards/monitors and Debbie serves as our Safety Representative with the County Sheriff's office.
- Shane Leonard who did a beautiful job when he built the new bulletin board.
- Gary Clarke runs the mosquito control program for our community, he coordinates with the county for those homes that want the spray and those that don't.
- Torben Huge Jensen worked diligently to find a new tenant for the Day Care Center. The new tenant has great positive energy and 26 children are on their roster.
- Demetriss Atchison handles the community center rentals for different events, and works closely with the New Directions Theater Company.
- ADA compliant bathrooms.
- Mike Malarkey and Kathleen Carlson are no longer on the Board, and Richard thanked them for their past service on the board.
- Patti Oehmke was thanked for creating a new website for our community.
- Paul Murdock arranges for interesting speakers and our meetings; the two speakers this year were outstanding.
- Ed Yurchick does all kinds of handyman work in our community. This past year he painted the guard gate on North Harbor.
- Larry Lamson has provided many hours of pro bono service for legal issues in our county. Richard thanked him and noted that our new board member, Molly Newton will be working with Larry.
- Carla Hance was thanked for her work on National Night Out (a HUGE success) and for her beautiful landscaping at the community center.
- Mieke Rockhill transferred ownership of the properties that are managed by LBCA, to the LBCA and this generated a room full of applause for her generosity.
- The final thanks were to the people who attend the LBCA meetings as well as those that volunteer in any capacity.

There will be no board meeting in December. The next meeting is January 14, 2023.

Adjourn 11:10am