**Board Members Present:** Amy Rispin, Dennis Baker, Max Munger (by phone), Duane Heidemann (7:20 p.m.) Aubrey Mumford and Fran Borsh

**Board Members Not Present:** Larry Reich, John McCall – resigned and Len Addiss - resigned

**Staff Present:** Rhea Webster (Association Manager)

**Residents Present:** Dan Mathias, Gary Heal, Peter Holt, Curt Larsen and Paul Rispin

Amy Rispin, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. and announced that Gary Heal and Curt Larsen had agreed to fill the vacancies left on the Board by the resignations of John McCall and Len Addiss. Dennis Baker made a motion to approve their appointment to the Board. The motion was seconded and passed unanimously. The new Board members will serve until June 30, 2014 (per Association By-laws, they must run for reelection if they wish to remain on the Board past that date).

**Board Secretary:** Dennis Baker made a motion to elect Curt Larsen as Secretary of the Board, a position previously held by now former Board member, John McCall. The motion was seconded and, passed unanimously.

**President’s Comments:** Amy Rispin stated there is a need to move into Executive Session after the regular business meeting in order to discuss legal matters regarding a property owner who has erected a shed in the Drum Point right of way on Calvert Drive. Dennis Baker made a motion to move into Executive Session in order to discuss options available to the Board concerning the encroachment on Drum Point property. The motion was seconded and passed unanimously.

**Public Comment:** Dan Mathias stated that he had not been able to open the website link for the agenda. Rhea will investigate.

**Approval of Minutes:** Dennis Baker made a motion to approve the minutes from the December 10th Board meeting, distributed previously via e-mail. The motion was seconded and approved unanimously.

**Office Update:** Rhea reported as follows:

1. **Mandatory Assessments:** The $20.00 mandatory assessment has been posted to all undeveloped lots. The $55.00 mandatory assessment is being posted to all developed lots. Once this procedure is finished, each owner account will be updated. This process must be performed on each individual account and is time consuming. As a result, statements will be late, with a target date for mailing set for the third week in February.
2. **Records:** The Procedural Audit, provided by Toal, Griffith and Ayres (accountants for the DPPOA), is being used as a guide in the review of archived Association records, in order to determine the length of time records must be retained, however, the Audit does not address ballots. Amy and Rhea recommend that ballots concerning changes to the By-laws and Covenants be retained indefinitely and that ballots for Board elections prior to the current year be disposed of. Without objection this will be done.
3. **Tree on John Hansen Drive:** Karl Bowen, the contractor hired to remove trees when needed, dropped a leaner on John Hansen Drive in December because the owner of the adjacent property wants the wood from that tree. His son will be removing the remnants of the tree in the coming week.
4. **Special Tax District (STD) Quarterly Reimbursement for Operating Expenses:** We have received $18,449.78 for the last quarter of 2013, from County-held STD funds.
5. **Liability Insurance:** A quote for liability insurance was received from a Nationwide insurance representative in the amount of $3,172. It has been forwarded to Ralph Swartwood, a property owner and retired insurance representative. Mr. Swartwood will review and compare our current policy, costing $4,111, with the new proposal to determine if the two policies are equivalent.

**Round Table:** No comments

**Entrance Sign Insurance** – Barreda Boulevard

1. USAA Insurance (the insurance company for the woman who hit the sign offered to settle the claim for $6,431.10). This amount reflects 25% depreciation on the estimate for the sign itself in the amount of $1,123.75.
2. We, therefore, filed with our insurance company, Cincinnati Insurance. Our coverage includes replacement cost, and we’ve received a check for $7,315.04. This amount excludes $250.00, the amount of our deductible.
3. Cincinnati Insurance Company will subrogate with USAA to collect the $6,431.10. When Cincinnati Insurance Company receives the check from USAA, we will be reimbursed for the amount of the deductible.
4. According to the insurance representative, a claim of this nature should not affect our annual premium, given the amount of the claim and the fact that this is the first claim we have made in the past six – eight years.

**Committee Reports**

**Action Items:** No report

**Roads Committee:** Gary Heal reported as follows:

1. The restoration of the right of way and installation of a guardrail at 12779 Mill Creek Drive is complete.
2. The grading and seeding of rights of way, adjacent to the recently re-paved roads, has been delayed until spring due to the possibility of rain washing away the soil and seed. Fifteen percent of the billed cost was withheld, pending completion of the work.
3. Grover’s Lawnscape (snow removal contractor) has pre-salted Drum Point roads in expectation of the coming snow. They will also plow the roads once the initial storm has passed. Additional salting will be done as needed on hills, causeways and at intersection.

**Finance Committee:**  The Balance Sheet and Profit and Loss statement were distributed.

**Environmental Committee:** Curt Larsen reported that the two-year study conducted by the Cliff Stabilization Advisory Committee, of which he is the Drum Point community representative, is complete. A report will be presented to the Board of County Commissioners within the next month. Curt will distribute the report to the DPPOA Board once it has been made public. Various recommendations will be presented with regard to engineering structures which may be erected as a way to preserve the shoreline. The Department of Natural Resources and Fish and Wildlife Services have created a mitigation program to allow isolated takings of property which has Tiger Beetle populations. Owners of such properties will be allowed to pay mitigation costs. In addition, the permitting process is being simplified.

**Planning Committee:** No report

**Nominating Committee:** Peter Holt reported that the first scheduled meeting of the Committee was postponed due to illness. The meeting is now scheduled for Thursday, January 23rd at the DPPOA office. In addition to Peter Holt, members of the Committee include Mike Snapp, Marcia Lapham, Joe Arendes and Dan Mathias. The Committee will elect a Chair at the first meeting.

**Old Business**

**Community Security:** A meeting of those people who live in the vicinity of the beach was held in order to allow them to voice concerns and discuss possible solutions. The following was noted:

1. Those people who live adjacent to the beach are more directly affected by security problems at the beach. Problems include trespassing by people who do not live in the community, groups of primarily younger teenagers, vandalism and general trashing of the beach. In addition, Drum Point Club property is easily accessible via the community beach.
2. Police intervention has not proven to be effective.
3. Volunteers, led primarily by Mr. and Mrs. Ruggieri, have served over the years to monitor the beach. These volunteers should be recognized and supported by the DPPOA Board and the community.
4. Options for consideration include: technical support such as the installation of motion detectors, video coverage connected remotely to computers and smart phones, security lights, the installation of gates accessible via a key or magnetic card and additional sign

Amy Rispin suggested the following:

1. The process for security should be standardized, with the creation of a committee. Mrs. Ruggieri should be consulted for regular reports.
2. Rhea now schedules the rotation of volunteers who open and close the gate at the beach.
3. The cost of technical support has decreased, and this may be the best option. Video surveillance may be useful as evidence which can be provided to the Sheriff’s office as a way to justify the ticketing of trespassers.
4. Access to the Club via the community beach must be taken into consideration.
5. The Planning Committee must review options and make budget recommendations.

**Entrance Signs:** Fran Borsh reported that the Leason’s Cove entrance sign remains at Hilltop Signs. When Larry Reich returns in early February, the sign will be retrieved and repair will begin. Decals are needed for the Leason Cove sign. Wooden letters, for the Barreda Boulevard sign, are available from Michaels and a compound is available which can be used to fill the holes from the collision damage.

**New Business:**

**Grover’s Lawnscape, LLC Performance Award percentage:** Amy Rispin stated that a motion made previously, via e-mail, was disallowed due to the requirements under the HOA Act and Open Meetings Act, for the Board to discuss the issue in open forum. The following was noted:

Max Munger restated his motion to award a 10% above cost Performance Award. The motion was seconded and after discussion, failed by a margin of three in favor (Max Munger, Aubrey Mumford and Dennis Baker) and five against (Duane Heidemann, Curt Larsen, Gary Heal, Fran Borsh and Amy Rispin).

After further discussion, Gary Heal made a motion to award a 12.5% above cost Performance Award. The motion was seconded and passed by a margin of two against (Max Munger and Dennis Baker) and six in favor (Duane Heidemann, Curt Larsen, Gary Heal, Fran Borsh, Amy Rispin and Aubrey Mumford).

**Public Comment:** The following was noted:

* Peter Holt stated that John McCall will be having surgery in the coming week. He suggested that both John and Len Addiss should be recognized for the years of service to the community.
* Paul Rispin commented on the very poor condition of the left-hand post on the entrance sign and its impact on the electrical component of the sign at Barreda Boulevard. He commented also on the need to develop a proper snow removal contract that awards good performance.
* Dan Mathias commented about the liability insurance proposal and the savings that could be had if the current policy is cancelled and the new policy purchased.

With no further business to discuss, the meeting adjourned to Executive Session. The next regular meeting of the Board is scheduled for February 11, 2014.