**Board Members present:** Amy Rispin, Dennis Baker, Max Munger, John McCall, Larry Reich, Aubrey Mumford, Len Addiss and Fran Borsh

**Board Members not present:** Duane Heidemann

**Staff present:** Rhea Webster

Amy Rispin, President of the Drum Point Property Owners’ Association (DPPOA) Board of Directors, called the meeting to order at 10:00 a.m.

There were 28 Association memberships in good standing represented. Per the motion and subsequent approval during the September 9, 2013 General Membership Meeting, the December 7, 2013 meeting was held in accordance with Maryland Law § 5-206, which states, “If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum.” This is to be considered that additional meeting. [Per State law, an advertisement, announcing the meeting, was placed in the Calvert Recorder, a locally published newspaper. The announcement was also placed in the winter edition of the community newsletter.]

A motion was made to approve the minutes from the June 29, 2013 meeting of the General Membership. The motion was made and approved unanimously.

**President’s Remarks:** Amy Rispin reported as follows:

1. The entrance sign at the intersection of Barreda Boulevard and Rousby Hall was hit by a car. A claim was filed with our insurance company who issued a check for full replacement cost of the sign. Options are being considered for either repair or replacement of the sign.
2. The Board of Directors approved a change to the fee structure currently in effect (see attachment).
	1. Currently, funds from the Special Tax District (STD), Covenant fees and State Highway User Revenue must be spent on expenses related to Drum Point roads only.
	2. Income from the voluntary Association Dues is the only source of unrestricted income and is the only funding source for beach, boat ramp and water access easement maintenance.
	3. In Fiscal Year 2015, the voluntary dues of $60.00 will be replaced with a mandatory assessment fee of $55.00 for each developed lot and $20.00 for each undeveloped lot.
	4. After Fiscal Year 2015, Covenant fees will increase according to the Consumer Price Index (CPI).
	5. As a result of these changes, financial control will shift towards the community.
	6. Gary Heal will address this change in greater detail during the Planning Committee report.

**Committee Reports:**

**Roads Committee:** Len Addiss reported as follows:

1. Another phase of road rejuvenation has been completed at a cost of $50,000.00.
2. Several roads have been repaved at a cost of approximately $80,000.00. The road edge work has yet to be completed and will consist of filling and re-grading. Payment has not yet been made.
3. The clearing and bush-hogging of the rights-of-way, previously deleted from the budget, will be added to the list of upcoming roads projects.

**Finance Committee:** Max Munger reported as follows:

1. The Balance Sheet/Profit and Loss Statement and combined reports were distributed.
2. The bill for road repaving has not yet been paid and will be included under major road repaving in the STD budget.

**Environmental Committee:** Amy Rispin reported that SMECO performed a free energy audit of the DPPOA office, located at 401 Lake Drive. This free audit is available to all homeowners. According to SMECO, the office could benefit from additional insulation in the attic, the replacement of the water heater and caulking around windows and doors.

**Planning Committee -** Gary Heal presented the following report:

1. The Planning Committee has met monthly since July. The primary focus of these meetings has been how to fund Drum Point in a fair and equitable manner.
2. According to Thomas Schild, Attorney for the DPPOA, the court system now views Covenants differently than in the past and looks to the intent rather than the exact wording of the document.
3. After discussion with and upon advice of counsel, the Planning Committee recommended to the DPPOA Board that the Covenant fee be adjusted to the Consumer Price Index in fiscal year 2016. Some of these funds may be spent on items other than roads (such as administrative costs associated with roads maintenance).
4. Legal counsel also advised the Planning Committee that a mandatory assessment can be levied. This mandatory fee should be assessed according to usage. As described earlier, the Planning Committee recommended to the DPPOA Board an assessment of $55.00 per developed lot and $20.00 per undeveloped lot to become effective in fiscal year 2015.
5. This change in the fee structure will allow greater control by property owners, who will have the ability to vote on a greater portion of the annual budget.
6. The change in the fee structure will mean that all property owners to pay their fair share to fund the community.

**Old Business:** None scheduled

**New Business**

**Nominating Committee:** There are currently four Association members who have volunteered to serve on the Nominating Committee (Peter Holt, Joe Arendes, Mike Snapp and Marcia Lapham). The Board will consider and appoint these members at the next Board meeting.

Peter Holt reported that the Nominating Committee is recruiting members and made the following motion, “to present an amendment to change the By-laws to make the Nominating Committee a Standing Committee and to include a Board member on the Nominating Committee (but not as the Chair of that Committee or as a candidate for the upcoming year).” The motion was seconded for discussion. After discussion, Dan Mathias made a motion to table the motion. The motion to table was seconded and approved.

**Security:** Peter Holt reported as follows:

1. Those who live adjacent to the beach are concerned about security at the beach. Meetings have been held with these people in order to address their concerns.
2. Items of concern include non-residents who trespass, underage alcohol consumption, fires on the beach and retribution for contacting the Sheriff’s Department.
3. The Drum Point community beach is often used to access the Drum Point Club beach.
4. Ideas to address the problem include: video surveillance, motion detectors, magnetic card activated gates and increased patrols by local police.

**Public Comment:**

* Ralph Swartwood asked about the entrance sign at the intersection of Barreda Boulevard and Rousby Hall Road and how the repair or replacement would be handled.
* Peter Holt announced that John Van Dyke, an important member of the emergency response group, passed away recently. In addition, Michele Lee and Eileen Myers have passed away.
* Mike Snapp asked about the replacement of the entrance sign at Leason Cove Drive. The Leason Cove sign will be refurbished.