**Board Members Present:** Gary Heal, Dennis Baker, Max Munger, Amy Rispin (by phone), Duane Heidemann, Aubrey Mumford and Larry Reich

**Board Members Not Present:** Dale Maxwell and Dan Mathias

**Staff Present:** Rhea Webster and Jeff MacDonald

**Property Owners Present:** John McCall, Len Addiss, Fran Borsh and Peter Holt

Gary Heal, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. He stated that the meeting is being recorded, and Robert’s Rules of Order govern the proceedings. He reminded Board members and others present not to speak until recognized by the Chair.

**Public Comment:** Peter Holt made a recommendation that time for a “meet the candidates” session be set aside at the March 23rd meeting of the General Membership.

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

1. Payments for Covenant fees and Association dues are being received and posted. Thus far, 664 property owners have paid Covenant fees. Of that number, 463 elected to also pay the Association dues (thereby becoming members in good standing of the Association).
2. The electrical inspection for the shed was conducted March 8th (as required by the Calvert County Department of Inspections and Permits). The final inspection is scheduled for tomorrow, March 13th.
3. Jeffrey Richards, with Sandy Spring Insurance, insurance company for the DPPOA, can attend the next meeting of the Board to answer questions about the Association’s liability on behalf of any of its volunteers. Mr. Schild, Attorney for the Association, has also been invited to speak to the Board and answer questions. The date of Mr. Schild’s visit has not yet been established.
4. Two notes, received with the payment of Covenant fees and Association dues, were read. The two comments represent opposing points of view with regard to the voluntary nature of the Association dues and who does and does not elect to pay.
5. The Association office received an e-mail from a property owner stating that another owner, who lives on Bay Drive, applied to the County Board of Appeals for a variance to the County ordinance which prohibits the operation of a business in a residential area. [When a property owner applies for a variance, adjacent owners are notified in order to allow for those owners to ask questions and/or voice concerns. As owners of the adjacent roads, the DPPOA has always received these notifications from the County. Recently, these notices have not been sent to the Association office.] The operation of a business within Drum Point is also prohibited by our Covenants. After discussion, Dennis Baker made a motion to move forward with investigation of how County ordinances and Drum Point Covenants interface. The motion was seconded. After discussion, the motion carried unanimously. Gary Heal will contact Commissioner Nutter and the County staff with regard to the fact that we no longer receive notifications of variance requests from the County.

**Approval of Minutes:** Dennis Baker made a motion to approve the minutes of the February 12, 2013 Board meeting. The motion was seconded and approved unanimously.

**President’s Remarks:** No comments

**Round Table:** No comments

**Committee Reports:**

**Action Items:** Jeff MacDonald reported the following:

1. Two projects involving storm water drainage erosion issues are being studied (Skyview Lane ad Chestnut Drive). A scope of work, which involves some asphalting, is being developed and contractors will be contacted. The total cost of both projects will fall below the $15,000.00 limit. Therefore, per the Special Tax District Agreement, there is no requirement that the projects be advertised. The projects will be bundled in order to receive a lower price from contractors. The design will be finished and a proposal presented at the April Board meeting.
2. The group of roads for Phase II of Rejuvenation will be presented at the next meeting. The primary focus will remain on this side of Rousby Hall Road, with some streets on the other side also included. Lake Drive and others that have been recently striped are in good condition and will not be included in the Rejuvenation process at this time.
3. At the request of the Board, the shed placed in the Drum Point Right of Way on Calvert Drive will be inspected to ascertain whether the shed will have an adverse impact on drainage of storm water from Drum Point roads.

**Treasurer’s Report:** The Balance Sheet and Profit and Loss Statement were distributed.

**Environmental Report:** No report

**Planning Committee:** No report

**Road Retrieval Committee:** No report

**By-Laws Update Committee:** No report

**Nominating Committee:** John McCall reported that there are four candidates for the upcoming Board election: Max Munger, Dan Mathias, Len Addiss and Fran Borsh.

**Old Business**

**Volunteer Liability:** The issue of volunteer liability was tabled pending the outcome of discussions with the insurance representative and the attorney.

**Variance Hearing:** Max Munger stated that he, Aubrey Mumford and John McCall attended the hearing before the Board of Appeals regarding a property owner’s request for an exception to the 25’ County setback requirement. The owner has built a shed in the Drum Point right of way, which is a violation of Drum Point Covenants. The following was noted:

1. This was the applicant’s second hearing, and he appeared with counsel. The counsel presented between 20 and 25 exhibits. Copies of the exhibits will be requested so it can be determined if they show legitimate ordinance and/or Covenant violations.
2. Various County staff members have stated that they will not enforce Drum Point Covenants, and the outcome of the appeal will be based solely on the County ordinance.
3. Max and Gary Heal will pick up copies of the exhibits and meet with County staff. The next hearing date is set for April 5, 2013.
4. Mr. Schild, attorney for the DPPOA, might be asked to review Drum Point Covenants in relation to County ordinances to determine how they might overlap.
5. Letters may be sent to various County departments regarding how the County can work with the Association to maintain the Drum Point community, for example variance request notification.

**Finance Committee:** The following was noted:

1. The Committee met March 4, 2013.
2. The following issues were discussed at the meeting:
	1. Whether to fund beach security from the DPPOA
	2. The amount needed from the DPPOA budget for repairs to the office
	3. The amount of the contribution to the asset replacement funding for both the DPPOA and the STD accounts
	4. Whether to decrease the number of office hours
	5. How to increase DPPOA membership
3. Minutes from the meeting will be forwarded to all Board members for comment. Directors should submit input via e-mail as soon as possible. It may be presented to the membership during the March 23rd meeting.
4. The budget is approved at the June meeting of the General Membership.

**Public Comment:**

* Len Addiss commented on the position of the previous County Attorney with regard to enforcement of Drum Point Covenants and asked about the current County Attorney’s opinion on the issue [the policy continues under the new Attorney]. Mr. Addiss also commented on the collection of past due Covenant fees and the filing of claims.
* Peter Holt suggested an e-mail be sent to the Community regarding the “Meet the Candidate” session to be held during the March 23rd meeting of the General Membership.

The next meeting is scheduled for April 9, 2013.

With no further business to discuss, Gary Heal made a motion to adjourn the meeting to Executive Session to discuss possible legal action. The motion was seconded, and the motion passed unanimously. The meeting adjourned to Executive session at 8:20 p.m.