**Board Members Present:** Max Munger, Amy Rispin, Duane Heidemann, Larry Reich, Aubrey Mumford, John McCall, Fran Borsh and Len Addiss

**Board Members Not Present:** Dennis Baker

**Staff Present:** Jeff MacDonald (Project Inspector)

**Residents Present:** Joe Ruggieri and Gary Heal

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. Without objection, the subject of the Beach was moved to the beginning of the meeting.

**Public Comment:**  Mr. Ruggieri spoke about problems with the opening and closing of the beach gate. Many of the volunteers are no longer able to devote the time. In addition, there is difficulty with people who do not want to leave when the beach is about to close. There is concern about the possibility of fires, parties and pets on the beach. For purposes of discussion, Len Addiss made a motion to close the beach gate until the issues can be resolved. The motion was seconded. After discussion, John McCall made a motion to table the motion made by Len Addiss, until additional information and input can be gathered. The motion was seconded and passed.

**Approval of Minutes:** John McCall made a motion to approve the minutes from the August 13, 2013 meeting as distributed. The motion was seconded and approved unanimously.

**Office Update:** In Rhea’s absence, Amy Rispin noted the following:

1. The fall newsletter was mailed on Friday, August 30th to 621 property owners. An additional 713 property owners received the newsletter via e-mail.
2. An Energy Audit, to be performed by SMECO, will be scheduled when Rhea returns from vacation. SMECO performs audits at no cost to the consumer.
3. Southern Maryland Oil has performed the yearly maintenance on the heat and Air Conditioning units. No problems were found.
4. Requests for Proposal packages were sent to five paving contractors and advertised in the Calvert County Recorder.

**President’s Remarks:** Amy Rispin reminded Board members of the following important dates:

* September 28 – General Membership meeting – 10:00 a.m. at the Southern Community Center
* October 8 – Board meeting – 7:00 p.m.
* October 15 – 22 – Need for newsletter input from Board members
* November 1 – E-mail approval of newsletter by Board
* November 8 – Newsletter to be mailed
* November 12 – Board meeting – 7:00 p.m.
* December 7 – General Membership meeting – 10:00 a.m. at the Southern Community Center
* December 10 – Board meeting – 7:00 p.m.

**Round Table:** Amy Rispin, Gary Heal and Len Addiss met with Teri Shannon, the Calvert County Administrator, John Norris (Calvert County Attorney) and Tim Hayden of the County Finance Office to discuss the recent newsletter article, concerning Covenant fees.

**Committee Reports**

**Action Items:** Jeff MacDonald reported as follows:

1. The contract for Rejuvenation was awarded to Total Asphalt. Work is to begin September 23rd and will last through September 26th.
2. The following contractors received packages, requesting pricing on the paving work to be scheduled: Great Mills Trading Post, Sheehi Paving, Aggregate Paving, C. A. Bean and Beltway Paving. The pre-bid meeting is scheduled for 10:00 a.m. September 20th. The bid opening is scheduled for October 4th at 10:00 a.m.

**Roads Committee:** No report

**Finance Committee:**  Max Munger stated that the Balance Sheet and Profit and Loss Statement had been distributed for review. Any questions or comments should be presented to him or the office. Max then made a motion to add Fran Borsh to the Finance Committee. The motion was seconded and passed unanimously.

**Environmental Committee:** No report

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

The Planning Committee met four times from July 18th to September 9th, to make recommendations to the DPPOA Board in regard to the implementation of changes to the Covenant fees:

* That the DPPOA Board of Directors delay implementation of the Covenant fee change for one year.
* That the Board of Directors institutes, this billing cycle, a mandatory “Assessment” of $20 for unimproved property and about $55 for improved properties. This would cover the use of non-road or right of way expenses.
* The DPPOA Board uses the CPI to calculate the adjustment to the Covenant Fees and the U. S. Department of Labor website “bls.gov/data/inflation\_calculator.htm” to determine the current value of $10 versus 1947 and future values.
* The DPPOA Board reviews the Covenant Fees, Membership Dues, and Assessments every year as part of the budgeting cycle as outlined in the governing documents.
* The DPPOA BOD should take the following actions to convey the changes:

1. That the September DPPOA newsletter contains an article giving information about the upcoming change to the Covenant fees.
2. The Board of Directors goes to neighbors and explains the rationale and reasons for these changes, outreach.
3. That the November newsletter has extensive information about the changes and budget.
4. That substantial discussion be encouraged at the December General Meeting before the vote on the budget
5. That the Board engages the County to brief and educate them in a timely manner.

* It is the Committee’s opinion that it is the duty of the DPPOA Board to decide the Covenant fees as the “Grantor” in the Covenants and the General Membership decide the Membership Dues at the December General Meeting.

As a result of the recommendations from the Planning Committee meeting, John McCall made a motion to institute a DPPOA Assessment of $20.00 per lot for undeveloped lots and $55.00 for developed lots, with Association Dues to be set at $0 and to not raise the Covenant fees until the second year. The motion was seconded for purposes of discussion. John indicated that there are approximately 1030 developed lots and 640 undeveloped. After discussion the motion carried with Max Munger voting against.

**By-laws Committee:** No report

**Old Business:** None scheduled

**New Business:**

**Manager’s Salary:** Max Munger made a motion to fulfill the promise to increase the manager’s salary by 5%, with the difference to be paid from DPPOA funds, for the fixed shortfall from Special Tax District funds. The motion was seconded and passed unanimously.

**Drum Point Day:** Larry Reich and Fran Borsh reported on Drum Point Day as follows:

1. Costs will be kept low by serving hotdogs, hamburgers, pulled pork sandwiches and soft drinks. Cookies will be provided as dessert by Fran’s son, Steve. Larry will be cooking the hotdogs and hamburgers, and Fran will be preparing the pulled pork for the sandwiches.
2. The games from previous years will be brought out from the storage shed. Volunteers will be contacted to oversee the games with the children.

**Public Comment –** no further comment

The next regular meeting of the Board will be held on October 8, 2013. With no further business to discuss, a motion was made to adjourn the meeting. The motion was seconded and passed unanimously.