

Snug Harbor Community Association Meeting Minutes

January 9, 2025

The President opened the meeting explaining that each meeting will operate under Robert's Rules of Order which were presented to the community at the September 2024 meeting.

The Secretary then went over the previous meeting minutes, gave a brief highlighted version due to the previous meeting having many topics that were discussed.

Treasurer's Report:

The Treasurer provided a quarterly accounting statement of revenues and disbursements (attached).

This report contained a final billing statement from the attorney that was retained to issue a cease-and-desist order on a property in the community that was operating a short-term transient rental business - a condition deemed to be in direct conflict with our charter, bylaws and community land trust (commonly known as our Covenants, Conditions and Restrictions, or CC&Rs). This potential violation of our CC&Rs had been brought to the attention of the Board by multiple members of the Association. It was noted that this condition also potentially jeopardized our ability to continue to hold necessary liability insurance coverage on the harbor, pier and shared community spaces. On receipt of the cease-and-desist letter, the property owner of record agreed to comply, and the issue was officially closed. Total cost for the attorney was \$2,150.

Other expense items of note included:

1. Signage for community events which cost a total of \$106.
2. Administrative costs for purchase of an association computer, printer and a Microsoft Office software license which totaled \$900.

A community member brought up the point that things like signs should be paid for out of pocket not with our funds just in case we get audited in the future. All three community events that we had were funded by private donations. Things like food, drinks, games etc. were taken care of by community members and not money out of the community funds.

A new account has been set up for a special events fund. This will be used to fund fireworks, Snug Harbor Day and other community events. During the last meeting it was suggested that a community Venmo account be established so people could freely donate money that will be used for community events. Instructions were given on how to donate to the Venmo account.

The Treasurer also reported on our proposed FY2026 Special Community Benefit District and Erosion Control budgets, which are scheduled to be submitted to Anne Arundel County on or before January 31 (A paper copy of this budget request document has been transmitted to all association members via mailbox drop on January 10).

The Treasurer explained that the FY 2026 budget request reflects the intent to transfer a \$2,000 reserve that has been previously allotted for the Erosion Control fund into the SCBD request, along with a proposed \$5,000 increase to the FY 2026 SCBD budget. Combined, these two funding streams are

intended to be held in reserve to help fund materials that will be necessary for three proposed facilities repair and improvement projects. The three proposed projects set for Spring 2025 include necessary repairs to and augmentation of the gravel approach for the boat ramp, construction of an entry platform for the new floating kayak launch, and a proposed refit on the community pier. Comprehensive plans and specific budget requests for all three projects are set to be introduced for body vote and final approval this spring, with anticipated completion prior to the beginning of the summer season. The President and Treasurer noted that the total proposed funding increase equals out to a budget year increase of roughly \$60 per household to be collected in the coming fiscal year.

There was an increase on the community insurance liability policy. It was previously an 80K policy but we had to bump the policy up to 113K. This resulted in an increase of our annual policy premium of \$20. We received confirmation from the County budget office that we are compliant on our bond and they are releasing \$34,126 of our budget.

Motion was made and seconded to accept the Treasurers Report.

President then went over the agenda that was distributed to the community:

Repairs to the pier are going to cost more than the association originally thought. Most of the damage to the pier happened to the north side. The board is considering a re-design of that side that include removal of the stairs and lower dock access, and reconfiguration with a sitting area including a picnic table. The board wishes to entertain alternate plans and asked the community for input and ideas. We will look into filing for permits now for the pier repair. Would likely need drawings for permits but since this is a repair would not need any extravagant drawings. We will provide a comment period for the community to review any proposals from contractors. We would do a stone repair not paving the boat ramp. We would have the community vote on the final contract for the pier.

The dredging fee was brought up and those fees are being held that have already been collected and will not be used for anything else unless consulting with the membership and then would need to be submitted to the county to be able to use the funds for another project. This agreement was signed back in 2018. The topic of who is responsible (SHWID/SHCA) for dredging was also brought up during the meeting.

A member also mentioned that we shouldn't accrue so much money in the account because we have to pay an administrative fee to the county which is 5%. Something to consider.

Snug Harbor Day

We had a successful Snug Harbor Day. The President is presenting a new challenge coin to Tommy's son for presenting the flag at Snug Harbor Day. We also had dialog with our county council member and constituent services representative for the Office of the County Executive at Snug Harbor Day. The Anne Arundel County EMS, police and fire department came out as well. The President spoke with council member about the harbor and the marsh and how to navigate going forward with repairs. A grant period is opening up for shoreline restoration. The board would like to create a committee to get this together. Cedarhurst is participating in shoreline restoration and having their whole program paid for by a grant. We will try to reach out to their contractor and talk to them about how they went about it.

Santa Event

We had a successful Santa event at Glen's house in December. Glen was Santa and one community member Cara was nice enough to take professional photos of the kids with Santa. She sent an email with the photos.

Miscellaneous

Things that have benefitted the community lately are the harbor signs being fixed and the abandoned house that was finally torn down over the summer. The President will be going to a county council meeting January 23rd to mention these items.

Someone brought up street light pollution as well. We can look into if the county can provide covers over the lights to tamp down the brightness of the street lights.

Melanie Schmidt is asking if it would be possible if the landscaping company can trim the brush on the community road that is in front of her house. This had been previously decided upon but was re-affirmed during the meeting.

As far as the recent snow storm the county did not come and plow neighborhood. Tommy and Jeff were nice enough to do the plowing themselves. We requested to be plowed but our neighborhood is low on the totem pole. Tommy does snow plowing in South County and has tried to get more service over here but no luck. Another member suggested we pay to get someone out here to plow the parking lot so it is safe for people walking and walking dogs.

We are rescheduling the dumpster that we had planned to have in the fall for the community. Tommy thinks he can get a dumpster here in March. This dumpster is for the community for a limited time for people to dump anything they are trying to get rid of out of their house. We will also plan to have another yard sale, the one we conducted in the fall was successful.

Still trying to set up July 4th committee to help fund the fireworks display. Ten minutes of fireworks costs about \$1000. We would need roughly 3-3500K for a 30-minute show. One community member mentioned that fireworks are illegal and it might be smarter to not have the board involved or funding the fireworks. The previous neighbor, Kevin Jenkins, was not on the board which was convenient. Something to consider.

People have not been picking up their dog waste all over the neighborhood. It is mostly in the street but also in people's yards. Carla Downs replenishes the doggie bags so please let her know if the boxes are empty and she will replace. Need to replace the pet waste trash cans at both community areas, old and beat up. One member requested that we ask Kelly's to slow down when they cut the grass especially on the promenade because when the ground is wet/soggy they create divots in the ground. It was also brought up to re-seed the grass on the promenade. French drains were suggested, would need a permit for the drains. Peter said he could get some numbers, a measurement for the grass re-seeding.

Member motioned to adjourn meeting.