

West View Shores Civic Association
Community Meeting – Minutes
August 27, 2016
DRAFT FOR COMMUNITY APPROVAL

Call to Order

Meeting Called to Order 9:04 AM

- Pledge of Allegiance
- Moment of Silence

Community Comments

- Ed Lavin – Thanks to community for keeping his family in prayers, and continued request for can tabs.

President's Comments

- Thank you to volunteers, including:
 - Crab Event team,
 - Pier and Bench power washing team,
 - Sign Repair team,
 - Community Maintenance team.
- Non-Residents on beach and elsewhere
 - Community asked to introduce yourself to unrecognized people. Maintain heightened sense of awareness to non-residents/guests and if appropriate, politely remind them that community and beach is private.
- Beach Trash Cans – community reminded that the beach trash cans are not for personal use.
- Next event – Harvest Moon, October 15th. All invited to join

Secretary's Report

- Minutes from the May 21, 2016 Community Meeting was distributed and reviewed by Secretary. Motion to approve as written, seconded and passed.

Treasurer's Report

- Finance report January to August 27, 2016 was distributed and reviewed by Treasurer.
 - Question raised about recovery of legal fees. Treasurer noted that legal fees expense may be reduced base on court decisions. Court has not yet ruled.
 - Question raised about interest rate on cash. Board of Directors will continue to review options.

Motion to approve as written, seconded and passed.

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Old Business

Cecilton Water Project

ACE and contractors advise:

- Liner to be completed approximately December 2016.
- Dredging to begin approximately October 2017.
- Water sampling continues outside of containment area for monitoring.
- For more detailed information see: PierceCreekOutreach.com
- Water distribution lines are progressing. Distribution line – work in process at Sunset Point today.
- Approximately 4 weeks until arrive at WVS. Contractor is expected to complete distribution line by approximately January 2017. This includes Fire Hydrants.
- There will be a temporary road in WVS until BVS distribution line is complete. Contractor expects to repave WVS approximately Spring 2017.
- Expecting a fall meeting by contractors to review distribution stub to house connections. A signed easement will be required. Contractor will also remove water system free of charge at homeowner's option.
- Brief discussion about speed bumps from community. Decision does not need to be made at this time.
- Pond Neck Road's temporary patch will be further improved in September 2016.

Beach Cleanup

- Dead trees to be removed in the fall. Looking at options for replanting as county govt. recommends/requires. Question about necessity of replanting dead and less than 2" dia trees raised by community. Further clarification will be sought.
- Maxine volunteer to provide board a set of information on planting guidelines.
- Beach planting "party" planned for October. Volunteers sought.

Drainage

- Board and community expressed thanks to capital projects team for researching.
- Timing is important – ideally changes should be completed before roads repaved in Spring 2017
- Contractor is willing to replace or fix things (at additional cost) if WVSCA can advise specifically what is needed.
- Board is not asking community to approve a specific proposal today. Board asks community for a team to develop a plan and subsequently will provide information and ballot to shareholders for review and voting.
- Community asked for more information about location of problems areas, the following was noted, but is only a partial list:
 - Beach area
 - A drainage pipe by the beach appears crushed
 - Storm drain problems noted
 - Pier area

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- Drainage grate appears to be obstructed
- Ann Townes reports pipe problems resulting in standing water at 138 Midway Drive and 10 Short Road.
- Ann Townes volunteers to be on a committee to review drainage concerns, if one is formed.

New Business

Budget

- Proposed budget for 2017 was distributed and reviewed by Treasurer.
- Community suggested reducing the common area budgeted expense to \$3,000.
- Community asked about frequency of mowing. Weekly would be considered too frequent. Advised that grass is generally mowed every 10 days to 2 weeks depending on growth.
- Community asked if landscaper would agree to clean out drains? Board to consider.
- Community expressed satisfaction with current landscaping contractor.
- Motion to approve budget as adjusted for common area budget reduction to \$3,000 was seconded and passed.

Capital Improvement Project

- Damage is reported on beach sand dune retaining wall. This wall is better described as the area North (up river) of the big tree encapsulated by a retaining wall and railing, but excluding the big tree's retaining wall and railing.
- This retaining wall is approximately 16 years old but now appears to be failing and in need of significant repair.
- Board asks the community to consider a vinyl backed bulkhead approximately 4' tall to be constructed. Pictures of proposed wall were distributed at meeting.
- Two cost estimates were obtained, representing the primary contractors in this area. The lower cost estimate is recommended for consideration. The cost would be \$22,920.
- Community questions/discussion of proposal:
 - Does retaining wall contribute to the adjacent drainage problems?
 - Does adjacent drainage problem contribute to retaining wall's failure?
 - Would a repair of the existing retaining wall be less expensive and sufficient?
 - Are we attempting to overly control nature and as a result destined to fail?
- Discussion concluded, proposal brought to a vote. Initial count slightly in favor of approval. Recount requested due to close vote. Final results after recounts: 19 for proposal, 21 opposed to proposal. This capital project is not approved.
- Committee asked to review less significant options including a volunteer team to repair existing wall.

Other New Business

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- Community requested to provide e-mail addresses. Community asks board to consider using e-mail for newsletter to those who provide e-mail address to reduce costs.
- Motion to purchase id bracelets for residents and guests as a method to identify non-residents using beach made and seconded. Community discussed before vote. Motion failed based on stockholder vote.

Election Results

- Candidates ran unopposed and were approved by vote of stockholders. No one ran for Vice President. Following the By Laws the Vice President will be appointed. The officers and Board of Directors of WVSCA are:

Name	Title	Term	Term Limits
Marion Bowman	President	2016-2018	1 st
	Vice President	2016-2018	
Paul Miecznikoski	Secretary	2015-2017	1 st
Holly Kutz	Treasurer	2015-2017	1 st
Faye Miller	Assistant Treasurer	2015-2017	1 st
Helena Davidson	Director - East	2016-2018	1 st
Rose Kannuck	Director - East	2015-2017	1 st
Steve Modzelewski	Director - West	2015-2017	1 st
Judy Ryzner	Director - West	2016-2018	2 nd
Rocky Quinn	Director - Central	2016-2018	2 nd
Kathy Peake	Director - Central	2015-2017	1 st
Ed Lavin	Director – At Large	2014-2017	1 st
Kim Bennett	Director – At Large	2015-2018	1 st
Diane Perrymore	Director – At Large	2016-2019	1 st

New President's Remarks

- Marion expresses thanks to Val for her service to the WVSCA.

50/50

\$133 – winnings were donated back to the WVSCA

Adjournment

There being no further business the meeting was adjourned at 9:50 AM