

West View Shores Civic Association

Community Meeting

Saturday, May 16, 2026

Call to Order:

- **Connell McNelis, President called the meeting to order at 9:00AM**
- **Pledge of Allegiance**
- **Connell introduced Frank Vari, who in turn thanked the community for the crab trap donations. Frank also said that Chesapeake City had a lot of events coming up. June 20th an antique boat show at Pell's Garden. June 27th is a 5K run and on July 5th are fireworks, so mark your calendars.**

Treasurer's Report:

- **Connell gave the floor to the Treasurer Judy Ryzner. Judy walked everyone through the simplified version of the financial statement. Today we have operating income of \$31,645. Operating expenses of \$11,508.24 for profit as of today of \$20,136.76 - Cash in checking account \$8,456.95 and cash in savings account \$121,890.42 We have unpaid maintenance fees from 2023 through today of \$16,741. We have received some checks today, so that will come down. Judy reminded everyone that they should have received an email regarding fees; we did not mail out a physical invoice for maintenance fees. If you do not remember if you paid, you could call, or email Judy. Cash in the Logan Road Fund is \$144,018.82 Judy asked for any questions and there were none. Motion to approve was made and seconded. All in favor.**
- **Judy gave the floor to Kathleen Armstrong to report on the financial reports that were audited in the Spring. Kathleen Armstrong spoke and verified that as of Jan 1, through Dec 31, 2025, she examined all of the financial records of West View Shores and found all records to be in good order and balanced to the financial and bank statements. The books were audited by Stacey Laing, Tracey Miller, Judy Ryzner and Kathleen Armstrong on March 24, 2026. Connell thanked Kathleen.**

Approval of Annual Minutes:

- **Connell asked for a motion to approve the August 23, 2025, annual minutes that were on the WVS website. First motion to approve by Diane Perryamore and seconded. All in favor.**

Speakers:

- **Connell gave the floor to Eric Buehl, water shed specialist. This is Eric's 6th annual meeting that he has attended. Eric said the grant was not approved for the conservation projects. (rain gardens, rain barrels and landscaping, etc.) Eric said they will try again to get this grant. In the meantime, if you plan on planting or moving a garden, go ahead and do it. Eric will reach out to folks again in the future to confirm interest in the projects. Eric will be around after the meeting to speak to anyone that may need more info and is possibly interested in these projects. Eric will be looking for additional resources to assist with the grant application. He is looking for an intern with engineering background. They will be sending out a survey regarding native plants to the community to promote interest and have folks choose plants that they would like to use in future projects. Connell asked if there were any questions for Eric. Someone asked about amount of the grant application. Eric said it was design build, so it was an engineering landscape architectural aspect, it was about \$130k Connell thanked Eric.**
- **Connell introduced Bob Crawford. Bob gave an update on what has been happening since the meeting last August. There are 2 projects we are working on. The beach restoration and living shoreline project and the upland best practices. In December we reapplied for the beach restoration for the construction funding through the MD Dept of Natural Resources. Eric Buehl helped submit that application. That is for the 3 rock jetties out at the beach, the beach replenishment, and the natural grass plantings behind the beach area. We have all of the permits and approvals from all of the government agencies that are involved. We just need \$850k, which is the grant money that we have asked for. Mid July we should be notified if we were awarded this funding. This is our second**

time applying for it. We went through a different program with MD DNR that seems to have more funding. We will have an update for everyone as soon as we know more around mid-July. For the second project, the phase 2 project we are working on, we are using the grant funding that we were awarded \$42,550k, from DNR last July. This is being used on a natural storm water design to control the water runoff from North Drive along Basin Road that floods the area down by the beach, which is the lowest point in the community. We are also trying to protect against storm surges that we get during high tides with water coming up over the bay and flooding the area as well. Bob then spoke about the concept design that was emailed out to everyone. Bob explained what the designs represented. The first phase is to design a bioswale that would assist with stormwater runoff on the roads. The other would be a berm that would be down at the beach area, this would protect us from bay surges. We can control the height of the berm, but the suggested height should be at least 2 feet. We can have openings for access on the beach. There is also a submerged gravel-based wetland that would be adjacent to the tidal wetland and constructed to drain quicker than it does now. The parking lot would be replaced with a permeable surface parking lot that allows water to drain through. This would all be in conjunction with Eric's plan for the conservation taking place in the community with the rain barrels, etc. All of this is to try and stop the flow of water going down toward the beach area. Bob opened up the floor for questions. Keith Balink asked about the location of the bioswale and Bob confirmed the location, Keith felt it wasn't needed by some of the homes on Basin. Connell explained if we did not get enough money and needed to cut back, then we may change the location of the bioswale if necessary. A question was asked if the money being spent was community funded, Connell confirmed it would be grant money. Bob also confirmed that the bioswale design was not done by the community but by the engineer at Sustainable Science. He also confirmed that the drawing was only a concept and that they will still have to do surveys and have an engineering design, these were preliminary drawings. Sheri Woodruff asked a two-part question, what the plan was for maintaining the bioswale, so that the plantings don't die (watering) and also will trimming and mowing and maintaining it drive up

the maintenance cost for the community? Bob confirmed we would have to maintain weeding and put a plan in place for the watering of the initial plantings; he wasn't sure if we would be charged more for mowing around the area. Frank Woodruff agreed with Keith that the bioswale by the homes on Basin was probably not needed. Frank also thought that creating openings in the berm would allow water through and flood what work was done with the beach area. Bob will give the feedback to Seth McCullough who is an expert at Sustainable Science. Carolann Candy asked if something could be shared with the community to show how the grant money was spent that we received already. Judy said she could do a breakout because there weren't that many invoices. Rose Kannuck mentioned getting the 4H club involved helping with the maintenance. Bob introduced Jillian Seagraves from DNR. Jillian explained the engineering of the bioswales and the pitch to ensure the water runs off properly. Mark Koster asked who the grantor of the funds was. Bob said there were several, along with MD Dept of Natural Resources. Connell asked if we could get money to save the sand area and not get the money for the sand? Jillian responded that it is possible, and we could apply for a beach nourishment grant. Mark Koster asked what the hopeful timeline is for this project. Bob said the engineering timeline to complete the design survey is the end of the calendar year, 12/31/2026. After the end of the year, we would have to apply for funding in December and wait until July of 2027 to hear if we received funding and then start construction the following year. Mark asked if we have outstanding funding requests now. Bob responded we do for the beach project for the rock jetty in the amount of \$850k, which we should hear back on in July. That is phase 1 project, phase 2 is what we are talking about right now with the bioswales and berm. Rose also mentioned folks asking their employers if there is anything they can do for the community in the way of funding that goes along with this idea of conservation. She previously had her employer Aetna give \$25k to MOT for a specific cause. Connell asked if there were any more questions and there were none. Bob asked for a motion to take this to the next step and get engineering design drawings. First motion John and second motion Mark approved. All in favor. Bob said next steps will be a sight survey, soil samples, permit applications and construction

costs. Bob thanked Jillian for attending the meeting and thanked Judy for her hard work in preparing the documentation needed for all of these funding projects. Connell thanked Bob and Judy as well.

President's Comments:

- Connell spoke about the Pierce Creek meeting. Dave Heacock the president of Bay View Estates was at the meeting. He said that dredging ran late this year and went into April. They shut down for 3 weeks, due to the bay being frozen. They dredged almost 500 thousand pounds this year. In 3 to 6 years the area where the spoils are is going to be full. Dredging will slow down in order for it to compress.
- Connell spoke about the Air B&B that was previously in our community. Most of the community was not in favor of it. Language was included in the back of the bylaws stating it must be a 30-day rental. Connell spoke to the lawyer about putting it in the bylaws. In order to do this, it must be approved by the community. We are looking at putting an addition into the bylaws that covers rental properties for long-term use. This would require a minimum of 90-day rental, a lease would be signed, so that it was official and there would be a stipulation if an owner rents out their property, they release their rights to using the amenities, (beach, grounds, etc.) to the person that is renting (occupying) the property. This would cover both Air B&B's and rentals in the community. Keith Balink asked about a previous Air B&B and Connell said there was language created but nothing was put in the bylaws, so it wasn't able to be upheld. Connell asked for any questions. There weren't any. The motion is to include the language in by laws to give us better legal footing in case someone in the future attempts it. Gigi Steele expressed that this should go out to the community via a ballot. Judy Ryzer said we could send out ballots for a vote. Connell asked for a motion to take it to a vote and send out the ballots to the community shareholders. First motion approved and second motion approved. All in favor.
- Connell said that everyone should have stickers for their vehicles to use the beach and community areas. At least one family member at the beach should have a bracelet on. Jim Meikle read the rules regarding renters and occupancy when using the amenities. This year the enforcement will

be stronger when it comes to compliance with stickers and bracelets. Mark Koster asked how we are enforcing it. Connell said last year we just asked folks, but this year we may have board members at the beach looking for stickers and bracelets.

- Monday and Tuesday the beach will be cleaned, Connell asked residents to stay off the beach. Orange dumpsters are for the beach cleanup; residents are asked not to put trash in there.
- A resident suggested putting signs on the dumpster to remind people not to use them and volunteered to do so.
- Frank Woodruff suggested the use of microphones for the meeting as it is hard to hear. This meeting was an oversight and will be used in the future.

Old Business:

- Connell spoke about the roads. Some of the roads survived the winter some others need repair. The committee will walk the roads and look for repairs in the Fall if necessary. We still have about \$20k that we allocated to do that.
- Connell asked Carolann Candy if there were any nominations to speak on. Carolann said that we do have seats open on the board. Open positions for Vice President, Secretary, Assistant Treasurer, East, West, Central and At Large Directors. If interested let Carolann or Connell know and you will be added to the ballot. Connell said we need new people to come forward and help.
- Roy Fox stained the fencing himself, and we would like to thank him, please thank him if you see him as well.

Community Comments:

- Shellie Greenleaf Cotton complained about kids riding dirt bikes around Stemmers Run late at night. Connell suggested calling the police or DNR.
- Sharman Curro mentioned that a big tree by the boat dock and her house is a concern that it may fall. Jim Miller will look at the tree.
- Dave Lee stood up to thank everyone in the community for all of the cards and well wishes during his recent health issue.

50/50 Drawing:

- The 50/50 totaled \$98.00 with a split of \$49.00 won by Glenn Sass.

Adjourn:

- Connell asked for a motion to adjourn the meeting, first motion made, second motion. All in favor. Meeting adjourned at 10 am.