

West View Shores Civic Association

Community Meeting

Saturday, August 29, 2026

Call to Order:

- **Connell McNelis, President called the meeting to order at 9:00AM**
- **Pledge of Allegiance and a moment of silence for recently deceased**
- **Connell asked if anyone was interested in purchasing 50/50 tickets**
- **Connell introduced Eric Buehl who is the Regional Watershed Restoration Specialist. Eric thanked the community for the invitation to speak. Eric reported that the application to fund the rain gardens and rain barrels did not fund. They stepped back to break up the funding to focus on the rain barrels first. They are going to try and get funding for this project, and he has applications for anyone interested and has not signed up previously. If it gets funded, it will be coordinated with the Spring meeting to have a rain barrel workshop class that day. Water Shed Steward associates will be there to help assist in the workshop. Volunteers from several other associations will also be on site to hold the workshop on setting up and maintenance of the barrels that day. For those that still need help with the installation process, they will have folks available the entire month. Eric sent an email about a week ago to those folks that had expressed interest in the rain barrels and most responded, if you haven't yet please respond back to Eric's email to ensure that they have the correct amount of rain barrels available. In tandem with this, they are still working on a grant that will cover the design and permitting of the rain gardens, and landscaping plantings. Instead of lumping all of these projects together, they were doing them in phases to allow for the funding to be approved. If folks are interested in a follow up assessment, there is time in between now and the fall to complete them. Reach out to Eric directly or contact a board member to get his email information. Eric concluded his talk and asked for questions of which there were none.**

- **Connell opened the floor to Bob Crawford to discuss the beach restoration project. Connell spoke to the fact that Bob was instrumental in getting the grant for \$851k. Bob was greeted with a round of applause. Bob said that the grant was provided by the Chesapeake and Atlantic Coastal Bay Trust Fund and it was in the full amount requested, \$851k. Phase I was going to be 3 rock jetties, sand replenishment and the grass plantings. Steps over the next 9 months, barring any unforeseen circumstances, will be finalizing the bid proposal and sending it out to 3 marine contractors, selecting a winner no later than December. We hope to start the rock jetties project in April, with a 4–6-week target completion date, so done by early June hopefully. Bob asked for any questions on Phase I and there were none. Bob spoke to Phase II of the project, which would be the drainage improvement on Basin and the parking lot area by the beach to assist in rainwater runoff. Bob took the comments and concerns from the Spring meeting back to the design engineers, regarding the project area for drainage. Marion Bowen and Bob met with the site engineers in June, to review the site study. At this time, we have not gotten the final design back from Seth McCullough. As it stands now, the concern of putting the drainage on Basin Road up by the boat ramp area will not have to be done. The bioswale will be from North Drive down to the beach area. We are finalizing that design, and Seth will be submitting that for permits. We anticipate applying for grant funding in December. Bob asked for questions on Phase II and there were no questions. After Bob spoke, Connell requested that the community work with the folks during the project phase in June. If workers are at the beach area, do not interfere with the construction process.**

Approval of Annual Minutes:

- **Connell asked for a motion to approve the May 16, 2025, Spring meeting minutes that were on the WVS website. First motion to approve by Kathie Koster and seconded by Sheri Woodruff, All in favor.**

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 \$57,323. Operating expenses of \$42,380. for profit as of 8/28/26 of \$14,942. - Cash in checking account \$11,674 and cash in savings account \$112,574. We have total Operating money of \$124,248. There are unpaid maintenance fees from 2023 through 2026 of \$3,770. We are expecting a check for over \$1k next week. Judy said we have taken 4 people to court and 2 have paid. Cash in the Logan Road Fund is \$147,095.34**
- **Judy moved on to the topic of obtaining a line of credit for the beach project. She is requesting it so that we have working capital needed to pay the contractors for work completed. We would need to pay the contractor and then submit the invoice to get reimbursed by the funds grant. We may have bills that are in excess of \$200k and we would need a line of credit to handle them. It may or may not be needed but this would enable us to advance the funds. Bob Crawford will be asking the contractors to bill us monthly to keep the invoices at a smaller amount. The interest on the line of credit would be 3% but only if we use it.**
- **There was discussion about the verbiage of the motion. Stacey Laing asked if we could increase the amount of the credit line. Kathleen Armstrong asked that the credit line not be kept open. Sheri Woodruff motioned that a vote be taken as follows.... Acquire a line of credit for \$200k with the option to expand it another \$100k without a community vote, and with the caveat that we would close out the line of credit when the project was completed. Kathie Koster proposed the motion, and Jim Meikle seconded the motion, all in favor. Judy asked for any further questions and there were none.**
- **Judy reviewed the Budget with 2 options for an increase to the maintenance fees and handed out the explanation for both versions. The new budget would charge \$300 for any lot that does not have a house associated with it. There were a few questions regarding the impact on the community and answered by Judy and Connell, Connell noted that it would only affect 7 people at present. Judy asked for questions about the**

budget before we moved forward with a vote. Connell asked for a motion on the proposed new budget. Tracey Laing motioned and Jim Meikle seconded. All in favor of Option A. Judy said there would not be a vote on option B now that everyone decided on option A

- **Note that a handout was given to the community explaining in full detail both the Line of Credit request and the Budget options to be voted on.**

President's Comments:

- **Connell thanked the board members for their work.**
- **Connell spoke about the vote on short term rentals that was discussed at the Spring Meeting along with a ballot that was mailed out. 73 folks voted no to the short terms rentals and 11 wanted them. He said that he is working with our lawyer to put no short-term rentals or Air BnB's in the by-laws. Connell asked for any questions and there were none.**
- **Connell discussed the current road situation and would be looking for bids on fixing the cracks. He is going to bring Pat Pleasantin in to re-evaluate the roads, Pat was the cheapest bid previously, 2 years ago when we looked at getting the cracks in the road repaired. He will give a full update at the Spring Meeting and let everyone know what needs to be done and then it can be decided upon by the community what repairs will be done and how they will be repaired via vote.**
- **Connell informed everyone that vehicles in the parking area at the Stemmers Run boat ramp have been vandalized recently.**

Community Comments:

- **A question came from Laurie McKee from 48 Basin, regarding the new build property on North Drive and the easement request that was posted. Laurie wanted to know if there was any update on that. Connell said that he did not know but would certainly look into it and get back with her with an update.**
- **Glenn Brinsfield mentioned utilizing the common area, open field across from his house as the designated emergency landing area for helicopters if needed.**

Old Business:

- Connell reviewed and reiterated the MD leash law policy as it pertains to the community. Dogs must be on a leash, and owners are responsible for picking up after their pets. Connell asked for any questions and there were none. Glenn Brinsfield expressed his concerns as well with his own experiences on his property.

Voting Results:

- Connell thanked Carolann Candy, exiting VP for all of her work on the vote and ballot process, along with her involvement in many community events over the years she has been a part of the board. Connell also thanked Tracey Miller for all of her work as well.
- Connell asked Carolann for the results of the vote as follows:
 - VP Debbie Gasparovic
 - Assistant Treasurer Kathleen Armstrong
 - Secretary Diane Perrymore
 - Central Jim Miliner
 - East Becky Krajewski
 - West Matt Dumigan
 - At Large John Keech

50/50 Drawing:

- The 50/50 totaled \$103 with a split of \$52 won by Shellie Greenleaf Cotton

Adjourn:

- Connell expressed one more comment before adjourning the meeting. Connell said that we have taken 4 properties to court and 2 have paid. With everyone paying their maintenance fees, we only have 1 home that does not pay their maintenance fees. He thanked everyone for paying the maintenance fees and helping in making our community beautiful. Connell asked for a motion to adjourn the meeting, first motion made by Sheri Woodruff, second motion Nancy Geisel. All in favor. Meeting adjourned at 9:40am.