

HACKS POINT COMMUNITY ASSOCIATION

APRIL 18, 2026

Call to order at 9:03 am by President Tim Ziethen. There were 7 officers and directors as well as 15 residents in attendance.

Tim welcomed our new residents to Hacks Point. They were invited to introduce themselves to the neighborhood. Welcome to the Jackson family!

Minutes of the September 20, 2025 were introduced. Motion to approve by Les Carlton, seconded by Jim Robey. Motion carried.

Treasurers report introduced. September through April expenses were highlighted. Total debits and current balances were shared. Motion to approve by Les Carleton, seconded by Jim Robey. Motion carried.

Insurance discussion: Tim highlighted that our policy for the community parkland is liability only. Conversation surrounding the purchase of casualty insurance. We will seek quotes from our current provider.

Winter damage: two pilings were damaged over the winter. One floated away and one was leaning. Thanks to Jim Graf for retrieving the floating piling!

Water testing: HPCA partners with Friends of the Bohemia for 15 weeks of water sampling. We test for bacteria at the beach. The cost to partner is \$750. Discussion ensued. A motion to approve by Mike Greim and seconded by Maureen Greim. Motion carried.

New signage: Ann reported that the new signs would be installed at the entrance to the village and the beach. Each sign will have different

language but stronger than we currently have to deter trespassers in the neighborhood specifically at the beach. Ann shared that she sent a letter to the Cecil County Sheriffs' office to request approval for the contents to aid in enforcement. We have asked the deputies to check in with us from time to time. Our streets are county roads.

New beach passes: Beach passes will be distributed to current residents. This will be strongly enforced. The hang tags will be available again this year. Residents who are not members of the association will be given a beach pass also. We are all "tenants in common" and cannot be denied access to the beach. Conversation was held on ways to encourage non members to join.

Presidents letter: in keeping with the goal to meet all residents, discussion ensued on how to share the letter. We will have to go door to door.

Members Directory update: a pdf will be created to share with residents. We will check with residents to make sure their privacy is protected.

2026 HPCA member stickers were distributed with the paid membership. They are yellow sunglasses. Discussion ensued on possible associate members. There is nothing in our by laws to allow this. Future discussion tabled. Member question? How many paid members are there? There are 180 distinct properties with some multiple owners. At this time there are 120 paid. A realtor in attendance suggested that potential buyers have no idea of the amenities. Are open areas on residents' deeds? Hacks Point was established by Nelson Miller in 1941 naming those community areas. Tim recommends that residents review their deeds.

Swim lines: new lines are not yet ordered. Since the pilings were reset, there is not an accurate measurement of the length needed. When this occurs, volunteers will be needed to slide new floats on the lines prior to installation.

Boardwalk update: some boards have been replaced but there are still some original boards that need replacing. The cost to replace those is \$4,000. The cost would be half if the community helps with the install. Lisa asked if we could have a day designated to get the job done. We would purchase 12 foot boards and cut them in half. Mackies' Home Center, Cecilton MD sells marine grade lumber to us at a good price.

Social Committee: Suzanne shared her financial report. She reported that when the committee approached the association it would be operating without any financial input from the budget. To date:

2023 – Donations only

2024 - Monthly fundraising events began. \$3338.75 was given to the general fund.

2025 - Additional fundraising events began. \$4901.00 was given to the general fund.

2026 - Events will continue with a goal to reach \$10,000. A donation of \$200 has already been given towards the pancake breakfast June 21.

The yard sale is tentative for May 30 contingent on the Scotchmans Creek Bridge being reopened.

The next event is April 25, 2026. We are hosting a "Trapped by the Bridge" evening.

NEW BUSINESS

A community work day will be rescheduled. This may be the day to thread the swim lines. There has been some light storm damage. Also some tree work.

Bridge update question from Dan Margolis. Tim and Ann shared what information is available.

OLD BUSINESS

A resident, Denise Fry, has contributed gabions for the shoreline erosion.

Motion to adjourn by Les Carlton and seconded by Doug Heald.
Meeting carried and adjourned at 10:20 am.

Respectfully submitted,

Lisa A Koch

HPCA Secretary