

Lake Linganore Association, Inc.
September 12, 2011
Board of Directors Meeting Minutes

CALL TO ORDER

The meeting was called to order at 7 p.m. at the LLA Coldstream Drive office.

Board members present were: Stephen Ekanger, Hilary Moore, Tom Roland, Brandon Frazier, Liz Timberlake, Glenn Weigle, and Dana Schlichting.
BoD Absent: None

Staff in attendance: GM Howe, CRM Gurley, VM Pawley

Appointment of new board members: Director Ekanger made a motion to approve the appointments of Liz Timberlake, Glenn Weigle and Dana Schlichting.

APPROVAL of August 1, 2011 BoD MINUTES

Minutes of July 11, 2011 regular board meeting were approved as amended below:

Page 6- Director Moore added to her comment on floating docks, that she found the cost quite prohibitive at this time.

Page 7 – Wording was revised in the Motion to move money from “condo parking lot budget line” to “common area reserves”.

CDA UPDATE

No report given.

DEVELOPER’S REPORT

Jason Wiley, - Oakdale Investments – Update: Start on marketing homes in Aspen and Woodridge. The sales trailer has been brought on site and is placed on lot #335 in Aspen. Mr. Wiley requested that they be allowed to add new signage for marketing purposes. Signs will consist of 3’ x 2’ directional signs and 4’ x 8’ signs at Boyers Mill 4 way stop; will work with Craftmark Homes to consolidate signage at that intersection. **MOTION:** Director Moore made the motion to approve the proposed signage for one year before next review, Director Frazier seconded the motion. **Vote was 6-0 approved.**

Exterior review of approved homes: John Allemang represented the ECC committee has reviewed the submitted designs. **MOTION:** Director Ekanger made a motion to approve the ECC review and recommendation for Woodridge #4. Director Weigle seconded the motion. **Vote was 6-0 approved.**

*Amendment to motion: New elevations are requested, need approval. ECC has not seen the “whole set”. John Allemang believes the ECC has seen the color choices.

COMMITTEE REPORTS

•**Finance Committee**— Director Frazier, LLA treasurer: Fin. Comm. Working on charter. Director Roland would like charted to be forwarded to new BoD members. Charter to be approved and forwarded to the board by the Fin. Comm. within the next week or two. Director Roland stated that BoD members on the Fin. Comm. should have voting rights. Director Frazier added that if a director on the Fin. Comm. has a conflict then he/she should recuse themselves from the vote.

•**Trailblazers Committee** —Katrinka Westendorf and Kathy Murtaugh, co-chairs: Inquired about access behind the new booster station in Meadows from the tunnel to the bridge (toward Indian Caves). Meadows trails have incurred more damage from the most recent storm. Katrinka emailed Clay and Bernie regarding specifics. No warranty was given on the work done to the trail system by Beachy Landscaping. GM Howe is looking into a more permanent fix for the damage..

•**Events Committee**—CRM Gurley: Hurricane Irene rained out the last pool party. No other events are scheduled for the remainder of this year.

•**Tennis Committee**— Mary Roland, chair: Mrs. Roland asked if the commissions that have been received were allocated back to the Tennis Committee. GM Howe said they have been.

•**Golf Cart Committee**—Phil Bump/Vanessa Watkins, co-chairpersons. No report.

•**Friends of the Lake Committee**—Bob Charles, chair. Director Weigle gave report:
1) Was payment sent to the County? GM Howe to check the status of that.
2) Application for grants are due between Dec. 1 and Dec. 31.

• **Municipal Incorporation Committee**- John Allemang: MIC at a crossroads. Asking the BOD to ordain October workshops and to allocate money to contact an LLA attorney to provide a legal opinion regarding changing from a PUD to a municipality. **MOTION:** Director Ekanger made a motion to allow for spending the remaining funds to hold a workshop in October and obtain a legal opinion from LLA attorney. Director Schlichting seconded the motion. **Vote 6-0 Approved.** Director Roland added that if the MIC needs more money to continue down this path they should revisit this issue with the BoD in the future.

VILLAGE REPORTS

•**Aspen Village**— Brian McMynne, chair. No report.

•**Aspen North Village**— MJ Minton, CDA chair. Ms. Minton introduced herself to the new BoD members. SWM concept has been approved and they will now move forward

with roads. FRO calculations are to be redone since the porous asphalt changes the numbers. She met with county representatives regarding the booster station; there is inadequate pressure at the top of Eaglehead Drive. She also met with the President of the MD Asphalt Corp. to get more information regarding the porous asphalt. The porous surface will not be the sole surface of the roads but will be the majority. Any builder will have to vacuum the roads to clean up dirt and debris. Director Roland would like her to schedule specific meetings with new BoD members and the ECPC within the next 60 days to educate them on the project.

- Audubon Condos** — no committee at this time. No report.
- Audubon TH**—Gary Timberlake, chair. No report.
- Audubon North SF**—no chairperson at this time. No report.
- Balmoral Village** — Bill Dean, chair. No report.
- Coldstream Village** — Lisa Martinis, chair. No report.
- Meadows Village** —Cary Frey, chair. No report.
- Nightingale Village** — Stephen Hembree, chair. No report.
- North Shore Village**— Katie Mitchell, chair. No concerns other than what she has already shared with VM Pawley.
- Pinehurst Village** — Dana Schlichting/Guy Reese, co-chairs. Director Schlichting gave report: Twin Lake Park event was September 11th had a great turn out. Lots of community support and fun activities. Comm. still has concerns about the condition of Pinehurst Drive and what repairs are forthcoming. Would like some resolution so the road is safe and passable.
- Summerfield Village** — no chairperson at this time. No report.
- West Winds Village** — no chairperson at this time. No report.
- Woodridge Village** —Trish Flora, chair. No report.

ACTION ITEM REVIEW

Long Range Planning Committee—this item remains open. Director Roland asked for a new Bod Members to head up this committee. Liz Timberlake offered to take the position. The BoD accepted her offer.

Coldstream Parking Lot—Closed

Esplanade Bridge—this item remains open. GM Howe reported that rock and shale have become an issue. Project is moving forward though. West end of the structure has moved again as a result of all of the rain we received. The bridge is expected to be complete by the end of October.

Office Extension—this item remains open. Finish trim needs to be completed on the windows and the doors. GM Howe has a contractor lined up to do the work, waiting on start date. The VM's are now working in this space.

Trail Repairs—closed

Security of Tennis Courts—this item remains open. Work with CCTV contractors to get equipment into place.

Plan for Westwinds CCTV Cameras—this item was added to the list on 8.1.11. Repairs are being made.

Assessment of boats in the community using boat racks/ boat ownership/needed off-beach storage capacity—close

Staff estimate on cost of new software equipment- this item remains open. Need decision on Cloud and in-house software. Need to make a determination of cost for next years budget.

Memorials Policy- this item remains open. GM Howe reported that it is low on the priority list but will be addressed this year.

McFadden Park Tot Lot grant – This item was opened at this meeting. VM Pawley to spearhead the grant application for partial funding for McFadden Park renovations. An update is to be provided to the BoD within 30 days.

NEW BUSINESS

Lake Talk Newsletter- Many questions were raised by the BoD as to why the change was necessary and how it would be changed. The discussion was tabled until October's meeting.

Purchase of electric vehicles—GM Howe stated that the electric car is not very practical for our terrain, but the truck can be quite useful mostly by providing access to the trail system. He also stated that the Isuzu Trooper is due for replacement according to the reserve schedule; however we could probably maintain it through this upcoming winter. No decision was made to purchase or lease any electric vehicles this year. The BoD would like a price comparison done and further research on the quality and durability of the electric vehicles before a decision is made. Director Frazier will let the BoD know how much reserve money is allocated to replace the trooper.

FY 2013 Budget Report- The staff has been directed to have their budget recommendations to the Finance Committee by October 1, 2011.

Proposed Capital Improvement Fee— Finance Committee asked for a legal opinion. Discussion ensued regarding pro's vs. con's. BoD agreed that the information should be published in Lake Talk before a vote is taken. Proposed fees are \$1,000.00 on improved properties and \$600.00 on vacant lots. Fees are to be spread over the course of a typical 30 year mortgage.

Right-of-Way Maintenance/LLA Rules & Regulations Amendment- LLA would change our existing Rules and Regulations to conform to existing Frederick County Regulations on Right-of-Way guidelines regarding snow removal guidelines and drainage in culvert pipes. Discussion ensued regarding the wording of “repairs” vs. “maintenance”. Director Ekanger proposed that the resolution be reworded to clarify repairs vs. maintenance and he volunteered to reword the resolution. He will present it at the next BoD meeting.

OLD BUSINESS

Legal Access Policy — This item was tabled at the Aug. 1, 2011 meeting. It was determined that as an internal policy this is ok. Director Roland will redline the policy and send back for discussion and vote at the next BoD meeting.

Long Range Planning Committee- Report was given by Director Roland during Action Item Review.

RESIDENT FORUM

- Jim Urchasko, West Winds resident, discussed the following: 1) a notice he received from Frederick County regarding CDA Bonds, 2) WWTH development concerns. Did LLA and WW ECC approve the designs? 3) Will the WW FY 2013 assessment include an averaging of the new (yet to be built) THs?
- Debbie Lamperti, Meadows Resident, discussed path wash out and asked for repairs to be done.
- Doug Proctor, Meadows resident, discussed having gas motors on the lake. Wants some action to be taken when residents and/or their guests are in violation.

ADJOURNMENT of Regular Meeting

Director Moore made a motion to adjourn the meeting. Director Frazier seconded the motion. The regular meeting was adjourned at 10:50 p.m.