

Lake Linganore Association, Inc.
January 27, 2007
Board of Directors Meeting Minutes
—AGENDA—
FY'08 BUDGET

Call to Order: The meeting was called to order at 11 a.m.

Board present: Brandon Frazier, Jim Cates, Jim DiMeglio, Jay Decker, Bob Charles, Stephen Hembree.

Board members absent: Ken Allen.

Staff present: GM Edwards, CRM Gurley.

The board discussed the following budget line items:

- **Reserves**— it was noted that \$15,000 per mile per road for all LLA roads was now being set aside annually into the reserves fund, part of which is to compensate for the reduced amount of the line of credit secured in case it is needed for the Linganore CDA. Director Frazier noted that in the new comprehensive reserve study actual numbers will be worked out; the study is to include the roads and the esplanade.
- **Real Estate Taxes**— Director Hembree said that the association should not be charged any taxes on land it owns. GM Edwards said the amount shown was for a lot in the circle lot section of Woodridge that the LLA owns and that because it is not common property, there are property taxes due on the land.
- **Legal Expenses**— Director Frazier said that the LLA finance administrator believes what the association is doing in terms of collecting unpaid dues is working. Director Hembree said that it appeared that \$20,000 of the cost in collection legal expenses was not related to annual delinquent dues but to bad debt collection, which the new program determined a large part of the bad debt was not collectable. GM Edwards said that was not the case and that the program was actually paying for itself and that the actual cost for delinquent dues was \$3,000.
- **Payroll & Burden**— Director Hembree asked what the cost will be to take on a staff person to work on the CDA. GM Edwards said that a current staff person was assigned to the project and that any additional staffing costs would be covered.
- **Engineering/Consulting**— Director Hembree said the budget draft he saw seemed low and wanted to know the budgeted amount in final draft. GM Edwards said the

budgeted amount would be the same \$5,000 because these costs on specific projects are included in the project costs. Director Hembree asked if the engineering certification costs related to core/compaction can come out of this budget account for roads turned over to the LLA. GM Edwards said the amount would be plenty.

- **Villages of Lake Linganore CDA**— current budget showed that costs went over budget slightly this year.
- **Electricity/ Pools**— GM Edwards said the significant increase was because Allegheny Power had informed the association that there will be an approximately 40 percent increase in cost this coming year.
- **Office Repairs**- Director Hembree asked if the budgeted amount would be enough. GM Edwards said it was plenty.
- **Equipment Purchases**— GM Edwards said that a large equipment trailer was needed, time to upgrade.
- **Common Area Repairs**— no increase in the budgeted amount this year.
- **Equipment**— Director Hembree said that staff in maintenance was downsized this and wanted to know if the association needed all the equipment it had. GM Edwards explained that some equipment and vehicles had been sold in relation to the downsizing but that the equipment the association currently owns is needed.
- **Dam Repairs**— it was asked whether the LLA submits its costs to the county/city for reimbursement on maintenance of the Brosius Dam. GM Edwards said the cost has been \$1,000 or below and that the amount seemed to small to bother the county/city about.
- **Maintenance Site**— GM Edwards said the targeted site is near the Coldstream tennis courts. He said the site would use a down-sized version of the Brosius plan that was proposed in the late 1990s. He noted that the costs in the budget reflected the costs for fencing and the first gravel application. He said the LLA would continue to use the Coldstream barn site as a maintenance facility because it is convenient and inexpensive to operate.
- **Woodridge Amenities**— it was noted that \$15,000 remained in the account and would be used to finish the trail plan developed by Woodridge resident Kim Daitch and GM Edwards. Some aspects of the plan will need to be redone because of some new circumstances on land adjacent to the trail.
- **Trash**— GM Edwards said that the budgeted amount would hold for the entire year. He noted that bid packages sent out this year helped to get as accurate a figure as possible. Director Frazier said this year's bid packages were very good.

ASSESSMENT VOTE: The board asked the Election Committee for results of the referendum vote on the \$300 vacant lot rate. The total number of votes was 659. The total number of votes approving the \$300 rate was 533. The total number of votes against the proposed \$300 assessment rate was 126. The number of votes approving the rate met covenant requirements of two-thirds of those voting in person or by proxy at a meeting duly called.

MOTION: Director Decker made a motion to accept the FY'08 budget as recommended. Director Cates seconded the motion. **VOTE:** six directors voted in favor of the motion; none of the directors voted against the motion.