

Lake Linganore Association, Inc.
February 5, 2007
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: Jim Cates, Robert Charles, Jay Decker, Brandon Frazier, Stephen Hembree.

BoD absent: Kenneth Allen and Jim DiMeglio.

Staff in attendance: GM Edwards, CRM Gurley

APPROVAL of January 15, 2007 BoD MINUTES

The minutes of the January 15, 2007 regular board meeting need to be reviewed and amended if necessary. CRM Gurley asked that these minutes be tabled because there was a section missing from the Residents Forum. **MOTION:** Director Cates made a motion to table the minutes until the February 19 meeting. Director Charles seconded the motion. **VOTE:** five directors voted in favor of the motion; none of the directors voted against the motion.

APPROVAL of January 27 Budget Meeting

The minutes of the January 27 budget meeting were approved as written.

DEVELOPER'S REPORT

No report given.

CDA UPDATE

Lake Linganore Conservation Society (LLCS) president Larry Dusold said that there was one easement in Coldstream that still needed to be obtained. He said the LLCS had tried previously with no luck. He said that the county has obtained their easements for the water and sewer project. GM Edwards said that AGM Seligson had talked to the Coldstream property owner where the easement is needed. The GM said that he felt the property owner was moving toward granting the easement. LLCS secretary Charlotte Dusold said that AGM Seligson had told her he was looking for the paperwork on certain easements and she wanted the GM to know that if the AGM could not find that paperwork that the LLCS had copies to give the LLA. Mr. Dusold said that he had been

sending urgent messages to county manager Doug Browning regarding the financials associated with the county loan for the CDA project. Director Frazier asked for the “drop dead” deadline on the financials to Maryland Department of the Environment (MDE). Mrs. Dusold said it was past. Director Frazier reminded the board that the LLA needed the county loan to get the MDE loan and that not getting either loan was not an option. Mrs. Dusold said that she had been sitting in county offices waiting rooms in order to get to see those officials who can get this loan situated. Director Frazier asked if Keenan Rice of MuniFinancial could run the numbers again in case a potential plan B was needed. He also queried as to whether this was just coincidence that the work on the financials was delayed so long. He said that the LLA had a meeting with Rick Masser of county permits office to determine fees to be paid and that everyone at the county was very helpful at that meeting. Director Frazier asked if any meetings were coming up to note on the calendar. Mr. Dusold said none as yet.

OLD BUSINESS

Approval of the FY’08 Improved Lot Assessment Rate— **MOTION:** Director Charles made a motion to maintain the improved lot assessment rate of 33-cents per \$100 of assessed valuation of property. Director Cates seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

Approval of FY’08 Vacant Lot Assessment Rate—the LLA membership voted to maintain the vacant lot assessment rate at \$300 per year for the period 2007 through 2009. The total number of votes cast in that referendum vote was 659. The total number of votes cast approving the \$300 rate was 533. The total number of votes cast against the \$300 rate was 126. LLA Covenants state that “...any such change [in vasis of annual assessments] shall have the assent of two-thirds [66 percent] of the votes of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose...”. In this referendum, the approval rate was 80 percent of the votes cast in person or by proxy at a meeting duly called for the purpose. **MOTION:** Director Charles made a motion to maintain the vacant lot assessment rate at \$300 per year for the period 2007 through 2009. Director Hembree seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

Municipality Study Meeting Date— this item had been tabled from the January 15, 2007 meeting. After a brief discussion, the board directed CRM Gurley to do a draft outline of a municipality structure for the LLA directors to review and forward to Institute for Governmental Services (IGS) to begin work on a study.

NEW BUSINESS

Speeding in PUD Neighborhoods— Director Frazier said that the board regularly gets complaints on this matter and wanted to know from staff what could be done to address the matter. GM Edwards said that he planned to use deputies in areas that are considered “hot spots”. He said deputies were asked to check the road signage in those areas to make certain that the sheriff’s office had what it needed to enforce speeding. He said that the

wider roads in the community will be a focus. Director Decker suggested that striping could be done on Twin Lakes, where many speeding complaints originate, to provide a pedestrian walkway because that area does not have sidewalks. GM Edwards said that installing four-way stops at certain points along Twin Lakes Rd. would be helpful. The board asked that something be put in LakeTalk about the speeding problem. Director Frazier said that he would respond to an email from resident Tim O'Keefe, who had contacted the board recently about speeding on Twin Lakes Rd.

Judgment: Governing Documents Violations

Lot #090297— Violation: storing unlicensed vehicle in driveway. **Fine:** \$100.

MOTION: Director Decker made a motion to impose the fine. Director Charles seconded the motion. **VOTE:** five directors voted in favor of the motion; none of the directors voted against the motion.

Lot # 150061— Violation: painted exterior trim and shutters without approval of ECC.

Fine: \$100. **MOTION:** Director Charles made a motion to impose the fine. Director Cates seconded the motion. **VOTE:** five directors voted in favor of the motion; none of the directors voted against the motion.

Lot # 130180— Violation: storing unlicensed vehicle in driveway. **Fine:** \$100.

MOTION: Director Decker made a motion to impose the fine. Director Cates seconded the motion. **VOTE:** five directors voted in favor of the motion; none of the directors voted against the motion.

LLA Election & League of Women Voters— CRM Gurley reported that the League of Women Voters of Montgomery County (LWV/MC) is available and has agreed to handle the proxy vote and serve as election day judges at the 2007 LLA board election/annual meeting. The LWV/MC had sent a bid for costs to provide the service that the LLA board needed to approve. Director Frazier asked if the LWV/MC had been ordered by the court in 1995 to handle LLA elections. CRM Gurley said the order was only for 1995 but that the LLA Election Committee had recommended to the association board that the LWV/MC be hired to provide this service annually because it is an organization that can provide the independent and impartial perspective needed to maintain the integrity of the association elections. **MOTION:** Director Hembree made a motion to accept the LWV/MC bid for the service at the 2007 election/annual meeting. Director Charles seconded the motion. **VOTE:** five directors voted in favor of the motion; none of the directors voted against the motion.

MATTERS FOR BOARD INFORMATION

Aspen Tree Plan- the board had been given a copy of Aspen Village Committee chairperson Kathy Brown to Land Stewards about its proposed tree plan for the new construction area of that village. Director Frazier noted that the village committee was satisfied with the plan and the LLA directors had no further discussion on the matter.

RESIDENT FORUM

• **Director Cates** said that the county imposes a fine on realtors who leave their signs up longer than the permitted time and wanted to know if the LLA could do the same. GM Edwards said that the association cannot impose fines on those who do not live within the PUD. He said that violators are sent letters and that their signs are collected and disposed of if necessary.

• **Charlotte Dusold** said that the following evening there was to be a meeting on the New Market Region Plan at the county and that the focus was to be on Land Stewards. Director Frazier said that he did send an email to the Board of County Commissioners on the subject of down-zoning Eaglehead.

ADJOURNMENT

Director Charles made a motion to adjourn the meeting. Director Decker seconded the motion. The meeting was adjourned at 7:45 p.m.