

Lake Linganore Association, Inc.
March 19, 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 were: Robert Charles, Jay Decker, Jim DiMeglio, Brandon Frazier.

BoD Absent: Jim Cates, Stephen Hembree

Staff in attendance: GM Edwards, CRM Gurley.

APPROVAL of March 5, 2007 BoD MINUTES

Minutes of the March 5, 2007 regular board meeting were approved as amended and noted below:

Under Developer's Report, third paragraph, first sentence should say: Director Charles asked whether the BoCC had actually said that they were not going to proceed with the CDA.

Under New Business, Deer Crossing Elementary School 5th Grade Pool Party, the first sentence of the MOTION should read: Director DiMeglio made a motion to have staff contact the pool company to get the rates for the DCES 5th grade party; that the LLA collect no additional fees on the pool party; and, that the LLA provide as much in-kind services as it could to the school organization the day of the party.

DEVELOPER'S REPORT

Director Frazier asked if Land Stewards has settled on any of the houses being built in Aspen. Director DiMeglio said that two of the sales had been settled and that there was to be a grand opening in Aspen at the end of March, possibly. He noted that the entrance wall to the new construction section in Aspen would be similar to the entrance wall to that village across from Audubon's Whistling Swan Way. Director DiMeglio said that Land Stewards is continuing with the proposed nine lot section in Aspen and that plans had been submitted for the 14 lot section of Aspen that overlooks Brosius Dam. GM Edwards asked how far along in the process was the nine lot section. Director DiMeglio said that Land Stewards was submitting plans. GM Edwards said there is a trail that needs

work in that general area but that he will wait to have staff do any work until the homes in that section are completed. Director DiMeglio said that improvement plans for the Aspen II section had been submitted and that if the county approves the plans Land Stewards would start with grading work.

Director DiMeglio said that work in the new Audubon townhome section will start again within the next two months. He noted that one more row of townhomes in the original section was to be done. Director DiMeglio said that Land Stewards was working with the lot owners in Aspen North regarding the proposed pump station.

Mr. DiMeglio also explained that the county had another workshop meeting on the New Market Region Plan "revisited" and noted that the commissioners went through the area parcel by parcel down-zoning land. He said another meeting was scheduled for March 23. He said the down-zoning votes taken by the commissioners could change. Resident Charlotte Dusold said that the county will develop its own zoning plan for the region and forward it to the Frederick County Planning Commission. Director DiMeglio said that he was concerned that so few people showed up. Resident Cathy Reed said that many Eaglehead residents worked very hard on the proposed region plan for several years but that the commissioners change things no matter what the citizens say it makes it difficult for people to justify continued involvement.

CDA UPDATE

General discussion shared concern with some email responses from the county manager. Director Frazier said that he called the county manager and apologized for any comments perceived as negative toward the county. He said the LLA needs the county's cooperation in order to get the MDE loan to make the CDA project financially feasible. Director DiMeglio asked whether association dues could be pledged for both the line of credit recently approved by the Community Association Bank, as well as for the sediment control guarantee/guarantee county loan. Director Frazier said yes, that CAB would be the creditor first in line and that once CAB monies had been repaid the county would be first in line as creditor. He noted that the CDA financial consultant Keenan Rice may have a potential solution and that he hoped to have details for the next board meeting.

Residents and board members thanked Director Frazier for working to keep the CDA on track during the past several months.

Director Frazier said that the county was requiring \$300,000 to guarantee the sediment control for both phases of both the CDA and county projects. He said that one letter of credit for \$150,000 could be used for the first phase (Coldstream/Balmoral/Meadows) and rolled over for the second phase (Nightingale/Pinehurst). Director Charles asked if the contractor fails at something on the county contract, does the LLA pay for that? Director Frazier said yes. He added that the LLA could designate \$150,000 that is currently in the general amenities funds for the sediment control bonds. He said that this money is being collected from Land Stewards as it sells its lots and is put into the

amenities fund. He noted that the LLA has more discretion over how its share of this money is used because the agreement with Land Stewards says it does not have to be used strictly for amenities. Director Frazier reminded the directors that the money is only used if the project is abandoned. He also said that Land Stewards would have to give its approval for the LLA to do this with the money.

MOTION: Director Charles made a motion to use the general amenities account of \$150,000 to be used as a line of credit to meet the obligation of sediment control bond, based on approval from Land Stewards. Director Decker seconded the motion. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

COMMITTEE REPORTS

•**Environmental Control Committee**— AGM Seligson, administrator. GM Edwards said that a matter between two residents on West Lakeridge Road had been solved.

•**Finance Committee**— Director Charles, chair

Director Charles said the monthly statement included the February reserves report. He said that the committee was requesting that the board budget for staff bonuses and asked that a baseline be developed. GM Edwards said that had already been done by the board last year. He also noted that the snow removal costs for the year were slightly over budget. Director Decker asked how annual dues payments were proceeding. GM Edwards said that things were proceeding well. Director Frazier noted that engineering costs were over budget and asked about the cause for that. GM Edwards said that it was due to the review of the CDA plan and the Land Stewards road standards.

Director Frazier discussed taking action moving remaining funds from FY'07 into the reserve account. GM Edwards said the board would have to wait to take that action until the FY'07 books were closed.

Director Frazier noted that a budget item named "Aspen North Amenities" needed to be changed to Aspen Amenities.

MOTION: Director Charles made a motion to change the name of the Aspen North Amenities budget item to Aspen Amenities. Director Decker seconded the motion. **VOTE:** four directors voted in favor of the motion; none of the directors voted against the motion.

Director Frazier noted that security costs were high and asked why. GM Edwards said that Land Stewards participation was down and that the costs were primarily related to LLA needs. He added that he had an upcoming meeting with the sheriff regarding costs for deputy coverage within Eaglehead.

•**Trailblazers Committee** —Katrinka Westendorf and Cathie Reed, co-chairs. Cathie Reed reported that long-time committee member and resident Joe Bonder had recently

passed away. It was suggested that a sympathy letter from the board to the family be sent. Mrs. Reed also reported that the Thorpewood Institute, an independent environmental agency located in Thurmont, had invited the Trailblazers to participate in a workshop about water bars for trails. She also noted that the committee had met the previous Saturday in Balmoral and work on trails in two different locations. She reported that the trail hike originally scheduled for GeoFest had been cancelled. Because the Trailblazers could not get the Scales 'n Tales program as a part of GeoFest, it had scheduled a presentation for June 23.

•**Events Committee**— CRM Gurley reported that planning for GeoFest on April 28 was moving along. She noted that three workshops had been added to the schedule, as well as a trip the nearby Archibald Audubon Sanctuary. She said that the community yard sale was to be held the following weekend on May 5. CRM Gurley said that volunteers were needed for all the events, particularly for GeoFest.

•**Friends of the Lake Committee**— Mike Mumma, chair. Although there was no report from the committee, Director Charles said that the Chesapeake Bay Foundation planting near Linganore High School had been cancelled earlier but had been rescheduled for the coming Saturday.

•**Community Youth Services Committee**— Lisa Rogers, chair. GM Edwards said that a project had been scheduled for Friday, April 27. The project is to mulch the Summerfield playground off of Sawyer Road.

VILLAGE REPORTS

•**Aspen North Village**— Director DiMeglio said that Land Stewards would shortly be having a meeting with the village committee regarding the pump station.

MATTERS FOR BOARD INFORMATION

Pinehurst Pool/Park— GM Edwards said that the Frederick County Planning Commission had approved the proposed park, which meant that the association no longer had to build a pool in the “spoon” area of Pinehurst. He said that there is no official approval needed to build a park so that the LLA would not have to go back to the county for any further action on the matter. He said that because the Pinehurst CDA would most likely need to use that area as a staging area for materials, etc. that he intended to wait until that work was completed before proceeding with the park plans.

Director Frazier said that he wanted to work with Land Stewards to get clarification on the \$150,000 that Land Stewards put towards the pool as to whether it supported use of the funds for the purpose of a park at sometime in the future. He asked that a final answer on this matter be put in writing.

West Lakeridge Road Petition— residents of West Lakeridge road, between the addresses of 6604 to 6625, submitted to the board a petition asking for road repairs on that section of the roadway. GM Edwards said that he would not pave that section unless the board insisted. He said he spoke with many of the residents who signed the petition. Director Frazier suggested that the matter be tabled until the GM completes his annual road paving plan and the board had time to review it. GM Edwards said that this section of road would be on the millings list of the plan for the time being.

MOTION: Director Charles made a motion to table the matter and make a decision later after reviewing the GM's annual road paving plan. Director Decker seconded the motion. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

RESIDENT FORUM

No comments or remarks.

ADJOURNMENT

Director Charles made a motion to adjourn the meeting. Director Decker seconded the motion. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Clay Edwards
LLA General Manager

Jay Decker
LLA Secretary