

**Lake Linganore Association, Inc.**  
**April 2, 2007**  
**Board of Directors Meeting Minutes**

**CALL TO ORDER**

The meeting was called to order at 7:03 p.m. at the LLA Coldstream Drive office.

Board members present: Jim Cates, Robert Charles, Brandon Frazier, Stephen Hembree.

BoD absent: Jay Decker, Jim DiMeglio.

Staff in attendance: AGM Seligson, CRM Gurley.

**APPROVAL of March 19, 2007 BoD MINUTES**

The minutes of the March 19, 2007 regular board meeting were reviewed and approved as written.

**DEVELOPER'S REPORT**

No official report. Land Stewards' project manager Gene Bollinger was in attendance and noted that Land Stewards did grant permission for the county's water and sewer construction contractor to use the old twin barn site as a staging area for the construction.

**CDA UPDATE**

LLCS president Larry Dusold asked LLA board president Brandon Frazier whether the association had heard anything about the loan from the county to the CDA project. Director Frazier said that the LLA should hear something this week. He said that LLA attorney Shelah Lynn contacted county bond attorney Timmi Ruppertsberger about the matter. Director Frazier asked AGM Seligson whether any easement issues remained for the LLA. AGM Seligson said that he was in the process of obtaining one of the last remaining Coldstream easements needed. He added that the county has been experiencing a hold-up with one resident regarding an easement and that lawyer's eventually may be involved. He said that he attempted to help the county in obtaining this easement but he wasn't certain if he was successful. Director Hembree asked if the matter involved the property where the forced main was needed. AGM Seligson said yes. Director Hembree said that the forced main was critical to the project in the Coldstream village. Director Frazier asked if the board needed to take any action in the matter. AGM Seligson said he did not believe that action by the board was needed. He also noted that management had

placed signage in areas where construction has begun as part of an effort to alert residents to the fact that the work has begun.

Resident Cathie Reed said that she has an underground power line that will be affected and asked who she should talk to about when to turn off power. Director Frazier said that a letter should be sent to everyone in that area to inform them about when power should be shut off. Mr. Bollinger said that a meeting was coming up the next night with the county about the project and that he would bring up the matter.

Director Frazier asked whether the LLCs was planning to have meetings with residents about the CDA. Mr. Dusold said yes. LLCs secretary Charlotte Dusold said that the CDA was suppose to go in lock-step with the county's water and sewer project and that if it did not happen that way, the CDA project would lose the opportunity for the best communication on all points.

## **NEW BUSINESS**

**Annual Meeting Agenda Discussion**— CRM Gurley said that it had been a tradition in the past for the board to set aside time in the early afternoon to have a meeting with the members and she wanted to know if the board would be setting aside that afternoon time on this year's agenda. In general the directors felt the afternoon session of the meeting was never a big draw and that in general questions from the floor would always be addressed and therefore an afternoon session was not needed. Director Frazier said that the board would be having one presentation that would incorporate the general manager's report, financials and more. CRM Gurley asked if a CDA report would be presented and whether or not the board wanted to invite the county to discuss the water and sewer project. The board said it did want to advertise a report on the CDA and asked that the county be invited to make a W & S report. Director Frazier said that he wanted management to promote the annual meeting as best it could. He added that he wanted community discussion to be on the long-term outcome of the community.

**Funds Transfer to Reserve Account**— **MOTION:** Director Charles mad a motion to transfer the remaining funds of \$160,000 from the FY'07 budget to the reserve accounts. Director Hembree seconded the motion. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

**Governing Document Violation/ Request for Waiver of Fines** — the owners of lot #130490 submitted a letter requesting that the board waive the fines imposed on them On March 5, 2007. AGM Seligson said that the matter was not resolved after the original fine was levied and that as a result the lot owner was charged additional daily fines, bringing the total of the fines to this date to \$180. Director Frazier asked if the violations were at this time cleaned-up. AGM said yes. Director Frazier asked whether the property had recurring violations. AGM Seligson said the file shows violation notices back to 2000. He also noted that the certified registered notice of violation and fine to the lot owner was signed but not by the owner. Director Frazier asked if the AGM had any

recommendations. AGM Seligson said that he did not agree that the lot owner should be waived the entire fine, and recommended that a portion of the fine be waived. Director Hembree asked if the owner spoke with Mr. Seligson at any time during the violation/notification process. He said he did not receive a phone call.

**MOTION:** Director Cates made a motion to waive \$80 of the total in fines for lot # 130490. Director Charles seconded the motion. **VOTE:** four of the directors voted for the motion; none of the directors voted against the motion.

## **MATTERS FOR BOARD INFORMATION**

**New Market Region Plan**— Director Frazier received word from Land Stewards that County Commissioner Kai Hagen is interested in having a town hall meeting with Eaglehead residents to understand and report back to the Frederick Board of County Commissioners (BoCC) regarding the down-zoning and potential build-out of the community. Director Frazier said that he intended to request a preliminary meeting to see what can be worked out. No date for any of this has as yet been set. He noted that this primarily would be a meeting between Land Stewards and the county but that he feels the LLA should be a part of it. Director Frazier said that his wish is that this would develop into a couple of meetings that would culminate at the annual meeting. Director Hembree asked about the status of Land Stewards' offer to the county's Board of Education (BoE) of \$70 million for school construction. Mr. Bollinger said that the current offer has been withdrawn at this time due to the county's recent down-zoning of large portions of Land Stewards' land but may possible in the future. Director Hembree said that many people believe that Land Stewards has already given the money to the BoE because Oakdale High School is under currently construction, and added that there is a lot of information about the developer situation of which people are not aware.

Diane Shuey said that a lot of Eaglehead residents participated in the New Market Region Plan meetings for many months and that the BoCC did not listen to the plan that that input brought to the county, and added that she was very upset about the BoCC actions regarding rezoning of Eaglehead lands. Director Frazier said that the proposed meetings would give residents the chance to restate those earlier ideas.

**Security/Sheriff Department Discussion**— the AGM presented a handout to the board outlining the thoughts behind recent management conclusions regarding the use of private security companies for Eaglehead. The AGM said that the primary problem is that the LLA spends too much time managing the contractor and that the quality of the employees, except for one, used by the companies generally is not satisfactory. He said that the best asset to come out of the use of private security companies was Jessica Kline, an employee who came to the LLA through SSA, the original contractor.

The new security plan included keeping Ms. Kline as an LLA security employee and using her for other purposes during slower months, as well as bringing on two other employees during summer months to perform security tasks. He said that management is

working with the county sheriff's office to continue county deputy coverage in the community and that the sheriff has expressed his desire to have deputies generally more involved in the community than it has in the past. Mr. Seligson said that management does not believe that hiring another private security firm is the answer. He said a balance between in-house security and the sheriff's department was necessary in order to address both security/enforcement and LLA compliance needs within the community. He said that management and the sheriff planned to meet again to discuss options for achieving what is needed.

**MOTION:** Director Hembree made a motion to accept the proposal as written as long as the financials for the plan remains within the current budgeted figure and that staff get a legal opinion regarding the hiring of in-house staff for security purposes. Director Charles seconded the motion. **DISCUSSION:** Former board president John Snow said that the LLA had in-house security officers several years ago and that it worked well but that staff ended up spending too much time managing the effort, which was why the decision was made to go with the resident deputy. Director Frazier noted that the private security officers could address the compliance issues that the deputies could not, which was, in many cases, even more important. Director Hembree said that the security matter was one that would always be in a state of flux and that if the LLA could blend private security with deputy coverage and get a good mix that this method should be pursued.

Director Frazier said that his only request is that the new plan demonstrates that it has impact and that he wanted documentation or tracking of arrests, tickets and other activity. Director Cates said that he wanted to wait to see what the costs were before voting on the matter. He added that he believed Ms. Kline should not be used for other activities and that to do so would be a "slippery slope". The AGM said that the only other activity that Ms. Kline would be involved in other than security would most likely be assisting enforcement of compliance matters. Director Cates said that he believed Ms. Kline to be a valuable asset to the community but he did not feel confident that the proposed plan achieved the goals desired and asked for the vote to be delayed. **VOTE:** three of the directors voted in favor of the motion; one director (Cates) voted against the motion.

## **RESIDENT FORUM**

· Coldstream resident Cathie Reed asked the board if it had read and was in agreement with the zoning ordinance prepared by the county and coming to public hearing in April. Diane Shuey, a member of the Friends of the Lake Committee, said the ordinance would impact everything across the lake, including trails. The two told the board that it was important for the LLA to comment on the ordinance and encouraged board members to "step up to the plate". Director Charles said that the desiltation site may be impacted by the ordinance and asked whether this ordinance could disqualify the site. Director Hembree said that his recollection was that the engineering for the site should show that this ordinance would not be a problem for the desiltation site.

· Mrs. Reed said that she recently spoke with GM Edwards about the trails in Woodridge. She said that the trails had been marked and then the LLA found out that the residents were not willing to mow the areas around the trails, as the GM had hoped. Mrs. Reed said that later the trail markers were gone and that she was informed that residents would be willing to move the area along the trail. Director Frazier said that if it was needed, extra dollars should be included in the mowing contract to cover this trail area. Resident Larry Dusold said that there are many areas in the community where residents help to maintain the trails. Director Hembree said that the LLA cannot force home owners to do this. Charlotte Dusold said that it is important for the LLA to mark the trails because people will take over the land and disrupt the trail system. Land Stewards' Gene Bollinger said that when the stakes went in for those Woodridge trails that the GM was having them mowed every two weeks and were fairly well kept.

### **ADJOURNMENT**

Director Charles made a motion to adjourn the meeting. Director Cates seconded the motion. The meeting was adjourned at 8:40 p.m.