

Lake Linganore Association, Inc.
April 16, 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: Jim Cates, Robert Charles, Jay Decker, Jim DiMeglio, Brandon Frazier, Stephen Hembree.

BoD Absent:

Staff in attendance: GM Edwards, CRM Gurley.

APPROVAL of April 2, 2007 BoD MINUTES

Minutes of the April 2, 2007 regular board meeting were approved as amended and noted below.

Under MATTERS FOR BOARD INFORMATION, New Market Region Plan, the first sentence should read: 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.

DEVELOPER'S REPORT

Director DiMeglio said that Land Stewards, LLA board president Brandon Frazier, and Aspen Village Committee chairperson Kathy Brown met two weeks prior to the board meeting with County Commissioner Kai Hagen and discussed the possibility of exploring a comprehensive plan for the Eaglehead Planned Unit Development build-out. He said that Land Stewards was still talking to Mr. Hagen. Mr. DiMeglio said that the down-zoning made it difficult to say what eventually will happen with Eaglehead. He said there was to be another meeting on the New Market Region Plan and that Mr. Hagen was pushing hard to change the down-zoning. He noted that Land Stewards would be meeting with the county on the Accipiter section of Aspen.

Director DiMeglio also said the county was having a meeting on the new stream buffer ordinance and encouraged board members to be involved. Director Frazier said that he would be in attendance. Director Frazier said that the setbacks proposed in the new

ordinance do not apply to existing platted lots. He said the impact was not yet known on LLA trails. He noted to Director DiMeglio that all trails amenities need to be on the official phase two plan. Mr. DiMeglio said that there is a 50 page supplement to the phase two plans that outline the trails, including Alpine. He said that installation of trails will not violate the ordinance but that the language affecting the trails in the supplement could be tweaked to add further protections. The date for the stream buffer hearing is April 18.

Mr. DiMeglio said that Land Stewards was still working with Aspen North Committee regarding the proposed booster station.

CDA/LLCS UPDATE

LLCS board president Larry Dusold said there was not a lot to report. He said that Fran Busby, who worked on the bond issuance for the CDA, was enlisted to get the county moving on the paper work for the county loan to the CDA. Mr. Dusold also noted that Keenan Rice of MuniFinancial was enlisted to get the Maryland Department of the Environment loan moving. GM Edwards said that county bond counsel Timmi Ruppertsburger said that a draft of the county loan document would be ready by mid-week. LLCS secretary Charlotte Dusold said that she also spoke to Mrs. Ruppertsburger and was told that something would be ready this week. GM Edwards said there was one potential easement problem in Coldstream but that staff was working on it and would then move on to Meadows. Mr. Dusold said that he was hoping for better information from the county on the loans. Director Frazier asked how American Infrastructure (AI) was doing so far. GM Edwards said AI was doing okay.

COMMITTEE REPORTS

- Environmental Control Committee**— AGM Seligson, administrator
GM Edwards said that the Woodcliff Rd. home saga continued with the owners looking for another builder because the current one had become seriously ill.
- Finance Committee**— Director Charles, chair
Director Charles said that the financial information was dealt with at the previous board meeting.
- Trailblazers Committee** —Katrinka Westendorf and Cathie Reed, co-chairs
Katrinka Westendorf reported that the committee held its work party the previous weekend along the Pinehurst lake trail. She reported that trash was found under the bridge and the far esplanade and that LLA staff was made aware of the matter.
- Events Committee**— CRM Gurley
CRM Gurley reviewed the upcoming events for the board and explained that volunteers were dearly needed to produce them, particularly the April 28 GeoFest.

•**Friends of the Lake Committee**— Mike Mumma, chair

Committee member Kathy Brown reported that the coming weekend was the committee's annual "Big Dig" event from 9 a.m. until noon and that all were welcome to help with the effort.

•**Community Youth Services Committee**— Lisa Rogers, chair

Director Charles reported that a local Eagle Scout was to be building an additional boat rack on Coldstream Beach the coming weekend. GM Edwards noted that wood for the project had been donated by Ingall's Lumber in Middletown. The board asked that the project and any business donors be recognized in LakeTalk. GM Edwards said that the Youth Services Committee would be mulching the Summerfield playground on Friday, April 27, which is an early dismissal day for area schools so it would be easy for students to participate.

VILLAGE REPORTS

•**Aspen Village**— village committee chairperson Kathy Brown reported that she was talking to AGM Seligson about the non-CDA lots in Aspen that are now buildable. She said that people were coming to the ECC with house designs and that a member of the Aspen Village Committee would be attending those meetings. Director Frazier asked how the committee would know the ECC agenda. She said that staff would inform the village committee when designs for Aspen homes are on the agenda.

Director Frazier asked if the Aspen ECC was under the direction of the LLA or Land Stewards. Because no one knew for certain, the board asked that staff review past motions to see what, if any, action was taken on that aspect. Director DiMeglio said that Land Stewards does not want to be in the ECC business. Director Frazier asked if all the colors and cut sheets had been given to the LLA. GM Edwards said yes. Director DiMeglio said that Land Stewards had Craftmark come in as if "it was coming in off the street." A question was raised about the light poles and it was noted that the ECC would take care of that.

•**Aspen North Village** — Aspen North CDA Committee chairperson MJ Minton said that the creation of the village's 501c3 was still in the hands of the Internal Revenue Service and it was just assigned a "case" worker. She said essentially the CDA was still moving forward and that the committee would be talking with Land Stewards about the proposed pumping station.

OLD BUSINESS

West Lakeridge Road Paving Request— The board had tabled this matter from a previous meeting until the GM's annual paving plan had been completed. Copies of the proposed paving plan were passed out to members of the audience, most of whom were

from W. Lakeridge Road (plan attached to minutes). Residents had submitted a petition that asked the board to pave W. Lakeridge Rd. GM Edwards said that almost all of the roads on this year's plan were Pinehurst roads. It was noted that Edgewood Rd. was always on the plan for pave and drainage. Director Hembree that the reason for that was because that road was pulled out of the CDA because the LLA was told the road had been built to standards but later discovered that it had not. GM Edwards said the paving that had been done in Pinehurst during the past couple of years was done with millings, which is less expensive than stone, and that generally the millings worked but that the February ice storm and subsequent snow plowing did a lot of damage. He added that recent re-grading has helped.

Director Frazier explained to the W. Lakeridge residents that the directors do not typically get involved in this matter because staff sets the road priorities but because of the petition sent to the board by the residents, the board agreed to review the matter. He explained that the total budget for the road paving plan was approximately \$184,000 and that the cost to actually pave W. Lakeridge would be approximately \$43,000. GM Edwards explained that all the money in the road reserve account could not be spent at once because problems always appear throughout the year. Director Frazier explained that with the proposed plan and W. Lakeridge the amount of all the work would nearly deplete the budgeted amount. He said that to do W. Lakeridge, money would have to be taken from somewhere else in the proposed plan.

Resident questions initially centered on the fact that they were paying for a CDA roads project and had nothing to show for it. Director Frazier and LLCS president Dusold took the time to explain the history of the CDA, the CDA bonds, who holds the CDA funds and why the project has taken so long to get underway. Resident Jim Wood said the CDA would not happen in Pinehurst in the near future. Director Frazier said that the county's water and sewer project could get underway in that village in two years and that the CDA is suppose to follow on the heels of that. The board explained that some of its hesitancy to pave W. Lakeridge at this time is because of that project schedule.

Resident Liz Piazza asked if there was another avenue that could be taken. Director Frazier said that residents could get knee deep in the matter and get involved in moving the CDA project forward.

MOTION: Director Cates made a motion to table the matter again until the first meeting in May, and to have residents provide comment at that time as to what to do with W. Lakeridge as it relates to the annual paving program. Director Decker seconded the motion. **DISCUSSION:** Director Charles said that changing the paving plan did not make financial sense. Director Hembree said that discussion was good but that having residents come back with an alternate plan would not change the conclusion. He said he did not think the board would change the plan because the \$43,000 was to only pave the road and that paving a road for \$43,000 without drainage was the wrong thing to do. **VOTE:** five directors voted in favor of the motion; one director (Hembree) voted against the motion.

Annual Meeting— CRM Gurley said that there was nothing to discuss as yet because she had not heard back from LLA counsel Shelah Lynn. She said that questions about legalities of the annual meeting and board election and whether or not a quorum had to be established to have a meeting if there was no election in effect. CRM Gurley noted that no candidates had as yet come forward for the 2007 board election.

NEW BUSINESS

Special Request Re: Pinehurst Lot#130297— owners of this lot requested permission to build a portion of a stairway to their lot across LLA property. GM Edwards said this was done all the time, especially in cases where the lot was a steep grade. He said the lot owners will not apply to build a house. Director Hembree pointed out that there was no water and sewer utility to that lot at this time and that it would be years before it would be available. **MOTION:** Director Charles made a motion to approve the request. Director Hembree seconded the motion. **DISCUSSION:** GM Edwards said that all details would be outlined in the letter. **VOTE:** six directors voted in favor of the motion; none of the directors voted against the motion.

CANDIDATE FORUM

No candidate forum was held because there were no candidates at the time. It was announced that candidates had until Thursday of that week to put their name on the ballot.

ADJOURNMENT

Director Charles made a motion to adjourn the meeting. Director Cates seconded the motion. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Clay Edwards
LLA General Manager

Jay Decker
LLA Secretary