

Lake Linganore Association, Inc.
September 17, 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: John Allemang, Jim DiMeglio, Brandon Frazier, Mark Paxton.

BoD Absent: Robert Charles, Stephen Hembree, Brian Jacobs.

Staff in attendance: GM Edwards, CRM Gurley.

APPROVAL of August 20, 2007 BoD MINUTES

Minutes of the August 20, 2007 regular board meeting were approved as amended and noted below.

DEVELOPER'S REPORT

Director DiMeglio reported that plans for Aspen I, II, III and IV section are all being processed and as soon as county approval is received work at the sites will begin. Director Frazier said that all those sections will have to move into the MoU/Tree Replacement agreement. He asked staff to double check that all those sections apply to the MoU documents. It was noted that Aspen section IV is different because most of the lots will be built by independent builders and will go through the LLA ECC for those requirements.

New Woodridge Section— Director DiMeglio introduced a proposed new section for Woodridge, called Woodridge IV, located just north of the existing developed section of the village, which has APFO approval and has not been down-zoned by the county. He noted that the new section sits on a ridge and is near the proposed preserve area. Director DiMeglio showed five different plans for the layout of the lots and homes in that section. He said that the lot size in the new section is the same as in the existing section; each plan averaged about 84 single family homes.

Director Frazier noted that the size of the homes in the new section was larger than the existing homes and questioned why Land Stewards did not make the lots bigger in size. He said in past comments by Land Steward that additional sections in Woodridge would

be done differently in the future that he took it to mean that smaller homes or larger lots would be offered. LLA member MJ Minton said the market trend is a larger home on smaller lots. Director Frazier said that the plans shown would also require an increase in the grading that would be needed to build the section. A resident said that pipe stem lots, which are evident in one plan, are a “turn-off” for many homebuyers and that parking is generally bad for residents and poses problems in snow removal.

Heritage Ridge Section— Land Stewards partner John Clarke introduced Jason Wiley who presented preliminary plans for the proposed active adult section of the community. Mr. Wiley noted that this section of the community is approximately 387 acres. He said that Land Stewards had submitted to the county the previous week the preliminary plan for Heritage Ridge. Mr. Wiley said that it would consist of 1060 units; 25 percent townhomes, 25 percent villas, 35 percent multi-family and 15 percent single family homes. A community center would be situated off of Central Church Rd. in the eastern section of Heritage Ridge, although other amenities are not yet determined. He also noted that this community would have its own separate homeowners association.

One resident expressed concern about a road through Balmoral to the active adult community. Mr. Clarke said that Land Stewards would look at the situation. The long-discussed site for dredging spoils from Lake Linganore in that area was still a consideration in the preliminary plan for Heritage Ridge and would include a paved road access.

CDA UPDATE

LLCS president Larry Dusold reported that pre-closing signing was to take place on September 19 with final closing on the refinancing of the CDA bonds to take place on Sept. 20. He said he expected to issue a notice to proceed to American Infrastructure for the villages of Balmoral and Meadows.

COMMITTEE REPORTS

- Finance Committee— Director Hembree, chair— it was decided to table the finance report until the next meeting.

- Trailblazers Committee —Katrinka Westendorf, chair — Ms. Westendorf submitted a written report to the board. That report is attached to the minutes.

- Events Committee— CRM Gurley. CRM Gurley reported that all the events calendar is done for the year and will begin again next May.

VILLAGE REPORTS

•**Aspen North Village** — MJ Minton reported that the CDA is ready to go. She said the CDA created by the village's lot owners needed an attorney and asked the board if that group could use Shelah Lynn. Director Frazier said that he would leave it up to Ms. Lynn but asked that any conflict of interest concerns be addressed in that decision. Ms. Minton said that Washington Gas had been contacted about providing service in that section of the community. Washington Gas it could provide the service if there was 100 percent participation by lot owners and for each home that did not participate there was a penalty cost. She said that the village lot owners were willing to set aside money to cover that penalty cost but did not know if that would be permitted. She said that MuniFinacial's Keenan Rice was looking at options but that the lot owners may have to eliminate the possibility of gas service in their area.

•**Balmoral Village**— Resident Bill Dean said that the only talk among residents is about the speeding of construction and delivery trucks that travel through the village. He said there also is concern because dumping from construction sites is occurring in the village.

•**Meadows Village**— village chairperson Jerry Dorsey said that the committee was planning a fall clean up day and may promote a December decorating contest for the exterior of homes.

OLD BUSINESS

Report on ATV Usage on South Side of Lake Langanore— Director DiMeglio said that some offers of help from residents most likely would not work out or be effective. He said Land Stewards talked about the problem internally and decided that the only thing to do is to have "someone on the ground." GM Edwards said the area where the ATVs are running has approximately 12 access sites. Resident Stephen Hood said that one of the violators is a local person and that someone should be able to approach the individual at some time. Director Frazier said that because the ATVs are annoying LLA members that LLA patrol services should be used to the best of its ability to investigate the matter. GM Edwards said the Department of Natural Resouces may be able to help. Director DiMeglio said that Land Stewards would continue to look at the matter. Director Frazier asked that the matter be kept on the agenda. GM Edwards said that he would set up a meeting with the county sheriff to discuss the matter, too.

NEW BUSINESS

Request re: Storage for Road Salt— GM Edwards said that in order to provide more efficient operations for laying road salt during snow storms he wanted permission to store road salt in the parking lots of the three community pool facilities. He also noted that

there were near fatal accidents among snow removal contractors in getting back and forth to the traditional storage site at Coldstream Pool parking lot. He said in an effort to keep the contractors safe that the LLA was using the salt to cover a large section of Boyer's Mill Road so that the truck could travel safely during the task. The GM assured the board that the salt would be removed promptly by the county at the end of the season. Mr. Edwards noted that as the community grows and more salt is needed to address community roads that the Coldstream parking lot would no longer be able to store all the supply that is needed. The board agreed to the request. Director Frazier said that this was a long-term maintenance issue that needs to be addressed soon.

Request to Eliminate Portion of Waterfall Fountains at 6718 Coldstream Drive—

GM Edwards noted that the waterfalls were at the entrance to the LLA office. He said that the leaks in the top bowl of the waterfall have prevented the staff from operating the full waterfall and that the repairs would be expensive. He asked the board to allow for the top pool to be filled in; which would make room for a flagpole display. He said that the fall and the bottom pool would remain in operation. MOTION: Director DiMeglio made the motion to eliminate the top pool of the water. Director Allemang seconded the motion. VOTE: four of the directors voted in favor of the motion; none of the directors voted against the motion.

Governing Documents Violation Hearing— the hearing was on one violation on Lot #160368. Violation: building stonewall without obtaining Westwinds ECC approval. Fine: \$100.

MOTION: Director Frazier made a motion to waive the fine pending submission of a post-application at a fee of \$50 instead of the usual \$125, as long as the post-application was submitted within 30 days. VOTE: four of the directors voted in favor of the motion; none of the directors voted against the motion.

RESIDENT FORUM

- Residents Joan McGill and Barbara McTaggart questioned the board about the status of the desiltation project for Lake Linganore. Director Frazier said that board member Bob Charles, who also is a resident of Pinehurst and a lakefront property owner, was heading up the committee looking into the possibilities of the project. He said the LLA was looking at ways to raise the needed \$5 million for the project and that details on the spoil site were still to be worked out. Ms. McGill asked the board for a timeframe. Director Frazier said that the project would be looked at in terms of years. GM Edwards said that last February he met with Frederick Mayor Jeff Holtzinger about working with the association to dredge the lake. He said Frederick acknowledges that the lake is losing water volume. The GM is hoping that by providing those numbers to the state, as well, that the project will generate interest amongst state and local officials. Director Frazier also pointed out that the CDA project was an important impact on the siltation into the lake, although he acknowledged that the bulk of the silt entering the lake comes from farms upstream.

- Westwinds ECC representative Sonja Rossig told the board that other violations regarding Lot #160368 are on the books and possibly coming to the LLA board for a hearing.
- Resident Bill Dean asked the board to place a cable across the access road to the trail that leads to Indian Cave as a way to eliminate the trash that is collecting in that area. GM Edwards said that the entire trail will shortly be closed because of the water and sewer construction project.

ADJOURNMENT

Director DiMeglio made a motion to adjourn the meeting. Director Allemang seconded the motion. The meeting was adjourned at 9:30 p.m.