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Lake Linganore Association, Inc.
October 1, 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 DiMeglio, Brandon Frazier, Stephen Hembree, Brian Jacobs, Mark Paxton.

BoD absent: John Allemang, Robert Charles.

Staff in attendance: GM Edwards, CRM Gurley.

APPROVAL of September 17, 2007 BoD MINUTES

The minutes of the September 17, 2007 regular board meeting were reviewed and approved as written.

DEVELOPER'S REPORT

Director DiMeglio said that the process on Aspen sections 2, 3, and 4 were still moving along. He noted that the new Woodridge 4 section was discussed at the last meeting. He said that matter would be discussed with the county on Oct. 11 and on Oct. 9 with Woodridge residents who live close to the proposed new section. Mr. DiMeglio said that the residents comments on the four preliminary plans presented at the last board meeting and reduced to three the number of pipe-stem lots in the plan of 84 homes. Director Frazier said the board should take an official position on the plan but Mr. DiMeglio said the Frederick County Planning Commission would not see the plans for the new section until next March, and because between then and now many more changes would be made to the plans he thought it was best to wait to send any official position to the county. Mr. DiMeglio said that he would give the GM a copy of the proposed Woodridge plan so that board members who were not at the last meeting could review it. Director Frazier again expressed his concern about the size of the houses on the lot sizes for that section. Director DiMeglio said that because of the amount of the land that will be placed in a preserve status the houses for this section have to be squeezed into the available remaining land. Director Frazier agreed that squeezing in houses to save a larger open space area may be a reasonable trade-off. Director Hembree said that he had concerns

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about and wanted to see the engineering plans for the drainage between the new section and the existing section of Woodridge. Director DiMeglio said the drainage would not come down through the existing yards in the village.

CDA UPDATE

Lake Linganore Conservation Society (LLCS) president Larry Dusold reported to the board that a notice to proceed was issued to American Infrastructure for the villages of Meadows/Balmoral. He said that a meeting had been called for Saturday, Oct. 13 at Deer Crossing Elementary to review the CDA plans with residents of Coldstream, Balmoral and Meadows. He briefly reviewed the matter regarding Alleghany Power (AP) interruption to the CDA construction schedule to fix its neutral lines through Coldstream village. He said the electric company would be reviewing things now in Balmoral/Meadows so that if any work needed to be done to its lines in those villages the work could be done in tandem with the water/sewer and CDA projects. GM Edwards said that AP conduits for the electrical lines in Coldstream were delivered that week and that AP had hired American Infrastructure to do the work.

OLD BUSINESS

ATV Usage within the PUD— GM Edwards said that Land Stewards project manager Gene Bollinger and LLA AGM Doug Seligson were working with the Department of Natural Resources (DNR) to get a regular patrol of the land on the south shore of Lake Linganore in an attempt to catch the ATV operators who have generated numerous complaints to the LLA staff from residents. Mr. Edwards also said that the sheriff's office has been contacted about the matter and that he believed working with DNR was the best option.

Tree Replacement Requirements for New Aspen Sections— GM Edwards said the existing tree memorandum of understanding (MoU) between the LLA and Land Stewards (LS) regarding Aspen deals only with Aspen I and all other villages but not the additional sections (II, III, IV) of the village. He said some wording in the MoU would need to be changed or added to have it protect what the board originally intended. He said that the current language probably covered the board's intention but phase two of Aspen is not specifically mentioned so he will work with counsel to ensure that its language achieves the goal. The GM said that the amount of the letter of credit in the MoU should be increased because the original document did not envision several sections being under development at the same time. Director DiMeglio reminded the board that working under the Woodridge tree replacement MoU that some homeowners did not want the number of trees on their lots that was stipulated in the document and that some flexibility was needed in dealing with this. He said that Land Stewards had worked with Aspen Village Committee chairperson Kathy Brown to address this matter. Director Frazier asked Mr. DiMeglio if LS had heard back from Frederick County Commissioner Kai Hagen about a proposed meeting. Mr. DiMeglio said no and that LS wanted to meet with him first and

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then later in the month a meeting with the commissioner and the community could be arranged. Directors Jacobs and Paxton asked to see maps of the Aspen development area. Director Frazier asked that the Aspen and Woodridge development projects be placed on the first November meeting agenda.

NEW BUSINESS

Associate Pool Memberships— GM Edwards said that he wanted to reduce the number of the memberships to 75 per year and to increase the membership fee by \$50 to \$550 for a season. He said that he was concerned that with the new homes in the community that the pools would begin to get overcrowded and that he thought this program should begin to cut back and ultimately phase out. CRM Gurley noted that the LLA sold 92 memberships for the 2007 season, which the GM said generated \$43,700 income to the LLA. After a brief discussion Director Frazier asked if the staff knew how frequently the associate members use the pools. The GM said there is no way to determine that. CRM Gurley said that she could survey the members to see about pool usage.

The board agreed to limit the number of memberships to 75 and to increase the fee to \$550.

The board also discussed the fact that the Westwinds Golf Club was for sale again and whether the LLA should look at purchasing the facility and reintegrating it into the community's amenities again. The board expressed interest in surveying the LLA membership about this possibility.

Governing Documents Violations Hearing Re: Lot #050194— **Violation:** Unkempt yard. **Fine-** \$100. Director Hembree made a motion to impose the fine. Director Paxton seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

MATTERS FOR BOARD INFORMATION

December Holiday Office Hours— GM Edwards asked for December 26-28 and Dec. 31 as days off for office staff. He said that staff responsible for snow emergency or other emergencies would be required to show up for work in those cases. Mr. Edwards explained that in cases of snow/emergency that when a resident calls the office, the call is forwarded to an off-site answering service who has all the numbers for LLA staff and makes contact. Director Hembree said the board has approved this request for the past several years. **MOTION:** Director Hembree made a motion to approve the request and director Paxton seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

RESIDENT FORUM

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- Resident Bill Dean asked if the trail near the entrance road to Balmoral could be blocked off because teens were driving their cars into the wooded area. He said residents had tried to block the access to the trail but the teens move the materials and continue to go into the wooded area with vehicles. GM Edwards said he would have staff anchor a trail post in the middle of the access site. Mr. Edwards also told Mr. Dean that he had contacted the county and the county was taking care of the silt fencing that Mr. Dean was concerned about.

ADJOURNMENT

Director DiMeglio made a motion to adjourn the meeting. Director Paxton seconded the motion. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Clay Edwards
LLA General Manager

John Allemang
LLA Secretary