

**Lake Linganore Association, Inc.
February 18, 2008
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, Stephen Hembree, Brian Jacobs, Mark Paxton.

BoD Absent: John Allemang, Jim DiMeglio, Brandon Frazier.

Staff in attendance: GM Edwards, CRM Gurley.

APPROVAL of February 4, 2008 BoD MINUTES

Minutes of the February 4, 2008 regular board meeting were approved as written.

DEVELOPER'S REPORT

Director Roberts asked Director Jacobs to report on the recent Frederick Board of County Commissioners (BoCC) meeting regarding the Development Rights and Responsibilities Agreement (DRRA) proposed by Land Stewards, the Eaglehead developer. Director Jacobs said that the BoCC did not take a vote to accept the DRRA. He said that Commissioner Jenkins was not satisfied that the eastern section of Gas House Pike or the proposed Central Church Road improvements could handle the traffic from development in the Heritage Ridge section north of Gas House Pike. He said the BoCC asked Land Stewards to reduce the number of homes in Heritage Ridge by 500+. Land Stewards was expected to reply in one week. Director Charles said that the LLA needed to hear directly from Land Stewards on the matter. GM Edwards said that when he recently spoke to Land Stewards manager John Clarke he sounded a bit "deflated".

CDA UPDATE

Lake Linganore Conservation Society (LLCS) president Larry Dusold reported that work continues toward bidding the Pinehurst project. He said the announcement went out last week. Mr. Dusold said that the LLCS continues to pay the bills on the Coldstream project.

COMMITTEE REPORTS

•**Environmental Control Committee**— GM Edwards said that ECC activity generally had slowed due to the time of year. He told the board that two months ago the covenant compliance staff started a street by street assessment, starting in Summerfield, and that 77 violations were cited, 24 of which came into compliance and 54 were due to be reviewed again in May. He said that the assessment process has assisted the

compliance staff in getting more completed information for the ECC files on each of the homes being reviewed and will continue to provide that advantage in future assessments. He explained that the staff had cited 28 homes for lamp post violations and that most had complied with the notice. In addition, 88 Christmas light violations were cited and 81 violations had been corrected.

•**Finance Committee**— Director Hembree, chair – LLA treasurer Director Hembree said that he nothing specific to report but noted that the financial statements show the association is in good shape.

•**Trailblazers Committee** —Katrinka Westendorf and Kathy Murtaugh, co-chairs- Co-chair Westendorf reported that because of wet weather the committee did not repair work at its monthly work meeting. She said the committee instead worked on cleaning up Nightingale Beach and collected 16 bags of trash, tires and some wood. She also said that in April the committee planned to host a hike outside the community. The plan was to do the hike in Maryland Heights, near Harper's Ferry.

•**Election Committee**— Judy Snow, chair- CRM Gurley reported that the League of Women Voters of Montgomery County had again been contracted to conduct the 2008 board election with the committee. She also reported that no candidates as yet notified the LLA of intentions to run for the board.

•**Community Youth Services Committee**— Lisa Rogers, chair- GM Edwards reported that the committee chairperson Lisa Rogers is planning a project for April 17. He said the project would be to mulch the Coldstream tot lot.

VILLAGE REPORTS

•**Balmoral Village** — Village chairperson Bill Dean discussed some residents' concern about removal of trees on properties but within easement areas in relation to the CDA. He asked the LLA to notify residents before work starts on removing any trees along Balmoral Ridge. LLCS president Dusold that Balmoral Place would be a spot to watch. He noted that when work started in the Indian Cave area that trees were white-marked to notify of removal.

•**Summerfield Village** — CRM Gurley reported that Summerfield village would be having a village committee election on Saturday, March 1. She said that three residents agreed to serve on the committee and that one member of the committee would be former board member Jim Cates.

Boyer's Mill Road Pump Station— GM Edwards told the directors that on Feb. 19 the contractor would be blasting more rock, which was giving the county a hard time on the project. He said in order for the county to build the pump station it needed to get further down into the rock. Director Hembree asked how long it would take to actually build the station. GM Edwards said he did not know but that 18 months would be a good

estimate. Ms. Westendorf asked how long it would take for the Meadows pump station to be built. GM Edwards said the timeline for construction of the Meadows pump station is dependent upon the completion of the area around the station site.

OLD BUSINESS

Assessment Covenant Change— GM Edwards said that staff was looking at a variety of things and had contacted LLA auditor DeLeon & Stand about assistance in reviewing the financial aspect of the research but had not yet heard back from the firm.

NEW BUSINESS

Deed of Easement for Ben's Branch Area— GM Edwards said that LLA attorney Shelah Lynn had reviewed the easement document and approved it. Director Hembree asked about when lines would be abandoned. GM Edwards said that as soon as the new lines were active the proposed easements would go away. Director Hembree said the language in the proposed easement was different than what had been used in all other past easements and said that he wanted the language to reflect what had been used in past easements. He asked why the language was different. GM Edwards said that if the board was concerned about setting a precedence that signing the document before them could wait and be revised if necessary. He said he believed the 2002 easement for the overall project would cover the concerns expressed by Director Hembree.

MOTION: Director Hembree made a motion to approve the easement on the condition that the language is changed to what has previously been used. Director Jacobs seconded the motion. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

Acceptance of Woodridge Village Improvements— GM Edwards explained that this action has never been done before by the LLA. He said that the LLA waited until all county requirements were met and Land Stewards was cleared. Based on that and the punch list improvements, GM Edwards said he wanted a document that made it clear that the LLA was accepting the improvements not the land. He said that LLA attorney Lynn thought the document was good. Director Charles asked whether there were any problems accepting the improvements in this manner and whether a way had been determined to cover the warranty issues.

Director Hembree noted a few other issues including Lake Marion and Woodridge Road. Director Jacobs asked about the status of the tree plan for Woodridge. GM Edwards said that he had not heard anything in over a year and that Director DiMeglio would have to answer on the matter at the next meeting.

The board decided to table the matter until the next meeting date and to have more information on the warranty dates and the tree plan.

RESIDENT FORUM

• Coldstream resident Dottie Kurhman said that she recently had a late night incident at her house that caused her to call LLA patrol. She said she was told she would have to

contact the sheriff's office. She said she was concerned there was no security in the community and also that the sheriff's office waited until daylight to respond to her call. GM Edwards said that there are LLA patrols and deputy patrols through the community and reminded everyone that there has never been 24-hour security in the community. He did express concern that the sheriff's dispatch did not handle Mr. Kurhman's matter properly and offered to contact the sheriff's office about it. He told the board that troublesome incidents are starting up again and believes that this is happening due to the return to the community of certain people who had created problems in the past.

- Coldstream resident Sue Corbin said that she was concerned about the CDA budget because she had seen lots of cases where second diggings were being done throughout the village. GM Edwards said that the CDA budget was going well. He said that most of the redigging was related to the county's water and sewer project and not the CDA. She also asked about the date for completing road paving in the village. Mr. Edwards said that the road paving should begin sometime in March or April. Mrs. Corbin discussed parking problems on roads in Coldstream. GM Edwards said that staff was trying to figure out how to handle parked cars on the new swales along the roads. He said parked cars on the swales would be a big problem for the association once the storm water management aspects of the roads project were completed.

- Aspen resident Bill Dean asked whether Allegheny Power would be doing work in Balmoral and Meadows. GM Edwards said that the utility company had been doing work in that area during the past several years and that all lines in that area are good and as a result CDA/CIP work in those villages should go much smoother than it did in Coldstream.

ADJOURNMENT

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

Respectfully Submitted,

Clay Edwards
LLA General Manager

John Allemang
LLA Secretary