

**Lake Linganore Association, Inc.  
March 17, 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: John Allemang, Robert Charles, Jim DiMeglio, Brandon Frazier, Stephen Hembree.

BoD absent: Brian Jacobs, Mark Paxton.

Staff in attendance: GM Edwards, CRM Gurley.

**APPROVAL of February 18, 2008 BoD MINUTES**

The minutes of the February 18, 2008 regular board meeting were reviewed and approved as written.

**DEVELOPER'S REPORT**

Director DiMeglio said that Land Stewards continues with work on the Aspen 2, 3 and 4 sections. He said that on March 12 Land Stewards went before the Frederick County Planning Commission (FcPc) regarding the new 84 lot section of Woodridge and that staff was generally accepting of the plan though there were issues with five lots on an alley and two pipe stem lots, which staff want Land Stewards to drop. He said Land Stewards would go back to FcPc sometime in April or May. Director DiMeglio also noted that the DRRA was to go before the county commissioners again on March 27. The commissioners are expected to vote on whether to accept it on April 8, followed then by a public hearing. He said APFO approval regarding town center and Heritage Ridge had been recommended by county staff and the FcPc was to meet on the matter shortly.

**CDA UPDATE**

LLCS secretary Charlotte Dusold said that the LLCS was reviewing the process to check out who the contractors were interested in the bidding process. GM Edwards said that

grading work could start within the next two weeks in Coldstream although that schedule could change as a result of other larger project contractors in the area.

**Aspen North CDA**— Director DiMeglio told the board that the Aspen North lot owners met the previous week. He said Land Stewards was working with all attorneys to get the pump station agreement finalized. Land Stewards representative Gene Bollinger said that Harris Smariga is doing the engineering work on the new station location. Director Hembree told the board that Aspen North CDA Committee chairperson MJ Minton explained that the CDA may need to go back before the county for an extension of the deadline so that all legal work can be completed and bonds can still go to sale.

## **OLD BUSINESS**

**Ben's Branch Easement**— GM Edwards reported that he had given the directors a copy of the language from the 2002 water and sewer easement, the 1996 LLA road standards document and the 2007 Ben's Branch easement document prepared by the county. He said that the language between all the documents was so similar that he did not see any difference. He said he discussed it with the county attorney and asked that the '07 easement language be changed to the '02 easement language and that requested was denied. Director Hembree discussed his concerns about leaving the language as presented, noting that the '02 document was suppose to stand as the language for all future documents as it was discussed by LLA, county and LLCS attorneys and he recommended it not be altered. GM Edwards said that he could ask LLA attorney Shelah Lynn to send a letter to the county attorney regarding the requested language change but he reminded the board that Ms. Lynn had approved the language in the easement as it was presented by the county.

**MOTION:** Director Charles made a motion to have staff send the matter to counsel and to have Ms. Lynn work it out with the county attorney's office. Director Allemang seconded the motion: **VOTE:** five of the directors voted in favor of the motion, none of the directors voted against the motion.

**Acceptance of Woodridge Improvements**— GM Edwards said that the directors had asked for a list that showed what trees were planted in the village and copies of documents where landowners refused trees. He said that the trees that were refused were planted elsewhere in the village on common grounds, etc. With regard to the Woodridge IV construction and the condition of the roads top coat, Director Hembree said that the letter from John Clarke was not the response from Land Stewards that the board was told was coming but that it was moving the issue in the direction he wanted though the letter does not address all that he wanted. GM Edwards said that he felt the details in the agreement and the letter from Mr. Clarke met all LLA demands, including having Land Stewards use Gas House Pike to access the Woodridge IV section during construction.

**MOTION:** Director Charles made a motion to approve the agreement to accept the Woodridge improvements from Land Stewards. Director Allemang seconded the motion. **VOTE:** three directors voted in favor of the motion, one director (Hembree) voted against the motion, one director (DiMeglio) abstained from the vote.

Director Hembree asked what the date of acceptance and the date for the beginning of the warranty would be. GM Edwards said that the warranty was initiated in May 2007.

## **NEW BUSINESS**

**Request for Hearing Re: Tree House**— The issue pertained to lot #030444 in Audubon North where the owner built a tree house. GM Edwards told the board that tree houses are specifically prohibited by the LLA covenants. Director Allemang, a member of the ECC, explained the violation aspect of the matter in greater detail to the other directors. He also noted that perhaps if the lot owner had followed the ECC application process requirement the owner could have had a similar structure and not violated the covenants. Director Charles noted that the lot owner was willing to have the structure for just a short period of time so that his son and friends could enjoy it for a short while.

**MOTION:** Director Charles made a motion to have the lot owner complete an ECC post application, send the matter back to the ECC for review and postpone compliance issues and fines for 60 days. **VOTE:** four of the directors voted for the motion, none of the directors voted against the motion, one director (Allemang) abstained from the vote.

Director Charles told the lot owner that there were no guarantees that the tree house would remain because it is against covenants.

## **RESIDENT FORUM**

- Christina Ramey of Harbor Light Way/North Shore told the board that her house is next to the townhouse that burned down last fall and asked if the association knew when the house would be rebuilt. She said she needed the LLA to help move the matter along for a variety of reasons. GM Edwards told her that the association is doing what it can and is looking at the matter as far ahead as it legally can. He said that he would have assistant general manager Doug Seligson contact her to discuss the matter. GM Edwards said that staff was not ignoring the matter.

- Summerfield resident Michael Dook presented the directors with a petition from Summerfield residents complaining about using the Summerfield Pool as a storage site for materials used to treat snowy roads. He said he did not want the storage to take place in the future. GM Edwards said that during the first snow of the season Boyer's Mill Road was closed for four hours and that if the materials had been stored anywhere else

Summerfield roads would not have been cleared and treated. Mr. Dook said that if in the future the association has to store the materials in the pool parking lot it needed to come up with another way to store it so that youngsters could not get to the tarps and tires that were used to cover the material. Director Frazier told Mr. Dook that his concerns were noted. Mr. Dook asked for a letter to residents as to what would be done for next year.

**ADJOURNMENT**

Director Charles made a motion to adjourn the meeting. Director DiMeglio seconded the motion. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Clay Edwards  
LLA General Manager

John Allemang  
LLA Secretary