

**Lake Linganore Association, Inc.**  
**June 2, 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: Jim Arieno, Jim Cates, Jim DiMeglio, Alan Dinkelacker, Stephen Ekanger, Tom Roland.

BoD Absent: John Allemang.

Staff in attendance: GM Edward, CRM Gurley.

**APPROVAL of May 5, 2008 BoD MINUTES**

Minutes of the May 5, 2008 regular board meeting were tabled at this time because there was only one member of the board in attendance who was at the May 5 meeting. It was decided to wait until Mr. Allemang could also vote on the minutes of the May meeting.

**DEVELOPER'S REPORT**

Director DiMeglio said that Land Stewards' Development Rights and Responsibilities Agreement (DRRA) is to go back in front of the Board of County Commissioners (BoCC) for further discussion. He said he was not certain what would happen but that Land Stewards had sent a letter to the BoCC that it would not make any additional changes to the DRRA. He said he would send a copy of the letter to the directors. Director DiMeglio said that Land Stewards was still processing the various new sections of Aspen. He said that permission was given to proceed on the Woodridge 4 section and that he would get a rendering of this to the directors. He thanked the board for its attendance at the public hearing in May on the DRRA.

**CDA UPDATE**

Lake Linganore Conservation Society (LLCS) president Larry Dusold said that storm water management work continues in Coldstream. GM Edwards said that sod and swale work was looking good. He added that there were some complaints in Meadows because the CIP construction work was generating dust as it did in Coldstream. He said Balmoral was doing well considering the extent of the work. Director Dinkelacker asked about the bidding for the Pinehurst project. Mr. Dusold said the matter was in the process of re-approving contractors to bid on the project. Charlotte Dusold, LLCS secretary, told the

board that the county's purchasing department decided to repackage and re-bid the CIP project for Pinehurst and that the CDA was limbo.

## COMMITTEE REPORTS

•Environmental Control Committee— AGM Seligson, administrator. Director DiMeglio told the board that the county was looking into what role the LLA ECC would have over the land that it was asking for in the development agreement. He said that attorney John Stalfort estimated that LLA covenant would apply to the land even though the title to the land would go to the county. He said what ever jurisdiction the LLA would have on the land that he believed the matters could be dealt with and voted on by the LLA board.

•Trailblazers Committee —Katrinka Westendorf and Kathy Murtaugh, co-chairs. The Trailblazers submitted a written report, which is attached to the minutes.

•Events Committee— CRM Gurley. CRM Gurley reminded everyone of the June 14 summer open/end-of-the-school year pool party at Coldstream.

•Election Committee— Mary Roland, chair. CRM Gurley introduced Aspen resident Mary Roland as the new chairperson of the LLA Election Committee. She said that the committee was planning to get together soon to “debrief” on the past annual meeting election process and may have some changes to recommend to the board.

## VILLAGE REPORTS

•Aspen North Village — Committee chairperson MJ Minton told the board about the budget situation with the Aspen North CDA and that she was going before the county commissioners to ask for a three year extension of the CDA to get through the financial crisis. She said that the committee did intend to work with the lot owners to do small assessments to cover the cost of the engineering work to keep the project moving forward. She said that though the project would be taking longer than expected that the lot owners needed the continued financial/budgetary backing of the LLA for certain costs and asked the board to keep the CDA work in its budget considerations. Gm Edwards explained that the previous board decided to use the funds that come to the LLA through lot assessments from the village to pay for the costs. He said the next budget would be determined by what happens with the county commissioners.

**MOTION:** Director DiMeglio made a motion to prepare a letter to be sent to the county commissioners supporting the request for extension and its intention to continue to support the process. Director Roland seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

•**Balmoral Village** — village chair Bill Dean discussed some of the glitches that have happened since work on the CIP/CDA project has started. He said despite the problems everyone in the village knows that things will be better in the end and therefore are willing to be patient.

## **OLD BUSINESS**

**Water & Sewer Easements for Parcel Bs**— GM Edwards said the easements before the board were in Pinehurst. He said he contacted LLA and LLCS legal representatives to discuss the language that had held up approval of the easements. GM Edwards said that the parcel Bs were not noted in the 2002 easement agreement with the county, which is why the board had the documents it did before them for approval. He noted that attorney John Stalfort recommended that the LLA board not chase the verbage that the previous board had asked for. Mr. Stalfort said that the county attorney's push back on the matter does not affect the parcel Bs, especially the one near Ben's Branch. GM Edwards provided background on the matter for the new board members. Resident Charlotte Dusold asked about a paved trail in Meadows and wanted to know if the county would put it back as it to pre-construction condition. GM Edwards said yes, as pavement. He added that there was no reason to hold up the easements. He said the previous board did not want to change the language because they were concerned it would set a precedent. He added that all of Woodridge, Aspen, Audubon North and Westridge were included in the 2002 easement.

**MOTION:** Director DiMeglio made a motion to sign the easements to Frederick County for water and sewer easements for the following parcel Bs: Lakeridge Rd. as noted in DB 1165, Folio 827 and DB 991, Folio 807; Oakridge Rd. DB 1165, folio 527, pg. 89; Hemlock Point Rd. DB 1165, folio 527/DB 991, folio 807 PB6, pg. 152; Stoneledge Court DB 1165, folio 527/DB991, folio 807, PB 6, pg. 90; Edgewood Rd. DB 1165, folio 527/DB 991, folio 807, pg. 89; Nightingale Way, DB 1165, folio 527/DB 991, folio 807, pg. 2; and Nightingale Place, DB 1165, folio 527, PB 7, pg. 2. Director Cates seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

## **NEW BUSINESS**

**Future School Redistricting**— Summerfield resident Mark Koehler, a representative on the Frederick County PTA Council spoke to the board about the school redistricting that will be taking place now that Oakdale High School has opened and once the new Linganore High School building is completed. He said when both high schools are open there is a highly likely possibility that Eaglehead students will be split between the two. He said that nothing was written in stone and that there is still time for the board to comment on the matter, should it wish to. He explained how the process works and recommended that the board, if it is interested in taking a position, or residents wanted to comment on the issue that doing so before August was best. After that he said the Board of Education generally had its mind made up and anything said after August would be

somewhat ineffectual. He encouraged everyone to contact the BoE before August and provided copies of the contact information.

#### **Governing Documents Violations Judgments—**

• **Lot # 130319-** Violation: failure to maintain driveway structure. Fine: \$100. GM Edwards explained the process for these judgments to the new board members. Director Ekanger asked whether the LLA could do the repairs and then charge the lot owners. GM Edwards said that is not typically how the process work. He recommended that the fine be imposed. Mr. Ekanger asked whether neighbors had complained. GM Edwards said that most violations do not come from neighbor complaints.

**MOTION:** After further discussion, Director Cates made a motion to impose the fine. Director Arieno seconded the motion. **VOTE:** five of the directors voted in favor of the motion; none of the directors voted against the motion.

• **Lot #090297-** discussion with the finance committee during the previous week about the fine imposed on this lot generated a new recommendation. GM Edwards said that staff agreed with finance committee chairperson Sue Young in how to handle this matter. She recommended that the penalties be waived as long as the account remains current but if it should go in arrears that fine and penalty be charged back to the account.

#### **MATTERS FOR BOARD INFORMATION**

**Scheduling for Board Workshop—** Staff wanted to schedule some workshops for the new board to review some specific areas of association business in order to get the new directors up to speed. The directors suggested that staff contact finance committee, LLCS reps and others to see what their schedule could accommodate for the board.

#### **ADJOURNMENT**

Director Cates made a motion to adjourn the meeting. Director Roland seconded the motion. The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Clay Edwards  
LLA General Manager

James Arieno  
LLA Secretary