

**Lake Linganore Association, Inc.**  
**October 6, 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: John Allemang, James Arieno, Jim DiMeglio, Alan Dinkelacker, Stephen Ekanger.

BoD Absent: James Cates, Tom Roland.

Staff in attendance: GM Edwards, CRM Gurley.

**APPROVAL of September 15, 2008 BoD MINUTES**

Minutes of the September 15, 2008 regular board meeting were approved as written.

**DEVELOPER'S REPORT**

Director DiMeglio said that the future of Land Stewards at Eaglehead does not look good. He added that it was likely that Land Stewards will lose the land in foreclosure.

**CDA UPDATE**

LLCS president Larry Dusold told the board that CDA work was not yet started in Meadows and that Coldstream is expected to be completed in mid-November. Director Arieno asked what the marks were on the roads. GM Edwards said that management had done an inspection with the engineers and project managers in Coldstream and that there was still work to do in certain spots. Balmoral Village Committee chairperson Bill Dean said that the contractor had stopped doing pipe work down to the stream and asked if Land Stewards had finished the easement that was required to complete that aspect of the construction. Director DiMeglio said yes.

**COMMITTEE REPORTS**

- **Environmental Control Committee**— AGM Seligson, administrator. No report.
- **Communications Committee**— Karen Frazier, chair. No report.
- **Election Committee**— Mary Roland, chair. Mrs. Roland explained that the committee was working a couple of things to bring to the board: one was a change in the timeline

required for candidates to submit their names to be placed on the ballot and the other was a candidate qualification point that had recently been worked out between LLA legal counsel, the election committee and general manager. She said the background on each point would be in the next board packet.

- **Events Committee**— CRM Gurley. CRM Gurley said that she was working on next year's schedule of pool party events.
- **Finance Committee**— Director Allemang, chair. Director Allemang noted that there were fewer variances in the August report. He said that the remaining variances were significant but that overall, expenditures were still within budget.
- **Friends of the Lake Committee**— Mike Mumma, chair. Director Dinkelacker asked if Mr. Mumma was still involved and whether the committee was still active. CRM Gurley said that it appeared the committee had not been active for some time. She said she would see if a new chairperson and committee could soon be formed. Director Dinkelacker asked about all the equipment that had been purchased for the carp rehab project on Lake Liganore. GM Edwards said that the LLA has possession of that equipment.
- **Trailblazers Committee** —Katrinka Westendorf and Kathy Murtaugh, co-chairs. Ms. Westendorf said that the committee recently worked on the east Pinehurst trail and that it was to soon start on the trail section between Boyer's Mill Rd. and the Coldstream esplanade.

## VILLAGE REPORTS

- **Aspen Village**— Kathy Brown, chair. Mrs. Brown said the village committee was getting ready to hold a meeting to elect a new chairperson, as well as to get information on some important issues. She noted that Director DiMeglio had agreed to attend and said there would probably be lots of questions for him. She said another topic for discussion is the fact that not all houses/lots in the village are covered by the village's independent covenants and as a result many have "violations". The village also was planning a Halloween party.
- **Aspen North Village**— MJ Minton, CDA chair. No report.
- **Audubon Condos** — no committee at this time.
- **Balmoral Village** — Bill Dean, chair. Mr. Dean said the committee held a village meeting two weeks ago. He said the landscape improvements that villagers discussed would have to wait for further discussion after the CDA/CIP project was completed. He noted that the biggest complaint from residents at the meeting was speeding vehicles. Director Dinkelacker asked if creating a trail for the kids to get to the bus stops, separate

from the road, had ever been reviewed. GM Edwards said that once construction in that village was completed all points would be revisited.

- **Coldstream Village** — Lisa Martinis, chair. No report.
- **Lake Anita Louise TH**— no committee at this time.
- **Meadows Village** — Jerry Dorsey, chair. No report.
- **Nightingale Village** — Stephen Hembree, chair. Mr. Hembree asked once again that the board and management consider hiring more security for the beaches in the upcoming budget. He said the overgrown vegetation near the boat racks was making it difficult to get boats on and off the boat racks and wanted to know if staff could fix the problem. GM Edwards said that he was looking into it but that the number of illegal boats was a larger than usual problem this year and taking more time than anticipated.
- **Pinehurst Village** —Guy Reese, chair. No report.
- **Summerfield Village** — June Cates, chair. No report.
- **Westwinds Village** — no committee at this time.
- **Woodridge Village** — no committee at this time.

## **NEW BUSINESS**

**Request from Land Stewards for Release of Letters of Credit (LoC)**— Director DiMeglio said that as part of the effort to wrap up its tenure in Eaglehead, Land Stewards was interested in getting the LoCs released, as requested in its letter (attached to minutes). He explained that Land Stewards was finished in Woodridge and Aspen and that was why it was requesting the release of the \$50,000 for the tree planting requirement. He noted that other lot owners would have to get their own approvals. The second LoC for \$150,000 is related to the financial reorganization memorandum of understanding with the LLA that marked the funds for a pool in Pinehurst. Because the pool is not going to be built, Land Stewards is requesting that the funds be released.

GM Edwards noted that the \$150,000 LoC was a carryover from former developer Frank Ellis/LDG. He added that in 2006 the county, at the request of the LLA, reclassified the land to open space, upon which a park is planned. Mr. Edwards said that no plans would move forward on this land until the CIP/CDA project was completed in Pinehurst. He said he had asked LLA attorney Shelah Lynn to determine whether the Land Stewards obligation changed when the land designation changed. He recommended the board make no decision until the attorney gave her opinion. Director DiMeglio asked if the decision to move ahead with the release of the LoCs had to be a board decision and noted that time was of the essence because there may not be a Land Stewards to talk to if the

decision-making process takes too long. Director Dinkelacker said that staff could move forward with notifying Land Stewards of the decision once the GM had heard back from the LLA attorney.

**Review of Reserve Study/Account & Preliminary Budget Discussion**— GM Edwards said there was a request to review the reserve study. He told the board that based on the recent state assessment report, if the board keeps the LLA assessment rate at 28-cents per \$100 that would create a 12 percent increase in the FY'09 amounts. Mr. Edwards explained that preparation for the budget was underway. One “big ticket” item that needs to be nailed down is the trash collection contract. He expects to have a preliminary budget to the Finance Committee by October 23. The budget could be reviewed at the November board meeting. Mr. Edwards mentioned that running budget figures based on a 23-cent rate would cause the LLA to lose approximately \$60,000. He also noted that dues delinquencies were rising; adding that last year at this time the amount was \$59,000 in delinquent dues and that this year the amount was \$89,000. The board consensus was that keeping the rate at the current 28-cents would not be good for homeowners. Director DiMeglio asked what amount of money would be going into reserves if the rate was set at 23-cents. Mr. Edwards answered \$375,000.

GM Edwards said that the reserve study presented in the board information packets is a “first version” of a fully comprehensive reserve study. Resident Stephen Hembree asked if rebuilding Eaglehead Drive was included in the study. GM Edwards said the road is included but not the rebuilding of it at this time. He said that he recently received the engineers report on the road and that some sections of the road from Boyer’s Mill Rd. to the intersection with Woodridge Rd. are in good shape, while others are in poor or failing condition. GM Edwards said that the engineers’ report has given him the information he needs to create a request for proposal to rebuild the road. He noted that engineers recommended the removal of the islands along Eaglehead Drive so that turning lanes can be created.

No real cost figures for the esplanade are known at this moment, GM Edwards said, adding that he was approaching bridge building companies to get cost estimates.

Director Ekanger asked Mr. Edwards how he decided on expenditures from the reserve account. GM Edwards said that he looks at items that need repairs within five year timeframe but more importantly, at those items that are of greatest safety concern.

Resident Katherine Hembree asked when residents would have the opportunity to have input into the budget. Director Dinkelacker said that a preliminary budget will be discussed at the November 3 board meeting and that a subsequent workshop would also be scheduled.

**Westwinds Golf Course**— it was noted that a buyer has made an offer on the Westwinds Golf Course. Director Ekanger said that the offer looks good. GM Edwards asked the board if he could wait to have any additional meetings with the golf consultant that he had been directed to meet. The board said yes.

## **RESIDENT FORUM**

- Resident Stephen Hembree congratulated GM Edwards for the work he has done on the reserve study and other matters and told the board that the GM has to really know the community and its facilities to properly spend the reserve funds. But he felt that some additional actions needed to be taken by the GM in order to ensure the facilities were properly maintained. He asked the GM to find an engineer and get real cost estimates for maintenance and repairs on items such as the dams. Mr. Hembree also addressed the board about the Land Stewards request for release of the line of credit (LoC) money. He said when a developer goes under the association has to protect itself. He noted that Land Stewards has done more than any other developer but he was concerned that the company will walk away from things that it said it would do later. He said the funds in the LoCs could cover the LLA. There was a brief discussion about the funds generated to the LLA by the sale of Land Stewards lots. GM Edwards said that the LLA stands to lose approximately \$120,000 when the lots go into foreclosure.

## **ADJOURNMENT**

Director Ekanger made a motion to adjourn the meeting. Director Allemang seconded the motion. The meeting was adjourned at 8:15 p.m.