

**Lake Linganore Association, Inc.**  
**December 1, 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, James Cates, Alan Dinkelacker, Stephen Ekanger.

**BoD Absent:** Tom Roland. Due to the Land Stewards bankruptcy filing, Director DiMeglio resigned from the board.

**Staff in attendance:** GM Edwards, CRM Gurley.

**APPROVAL of November 3, 2008 BoD MINUTES**

Minutes of the November 3, 2008 regular board meeting were approved as written.

**APPROVAL of November 17, 2008 BoD MINUTES**

Minutes of the November 17, 2008 regular board meeting were approved as written.

**DEVELOPER'S REPORT**

Board president Dinkelacker announced that this section of the agenda would be eliminated at this time and that Director DiMeglio has resigned from the board following the Land Stewards bankruptcy filing. He noted that the board had decided not to appoint someone to fill the position because of the timing to the upcoming election.

**CDA UPDATE**

Road work in Coldstream was almost completed, GM Edwards reported, noting that there was some work to be redone. He also added that it would be a tough winter riding on Meadows and Balmoral roads as water and sewer line construction continued digging up roads in those villages.

**COUNTY RECYCLING PROGRAM UPDATE**

Frederick County Division of Utilities and Solid Waste Management superintendent Phil Harris and Dawn Adams reported to the board about the new county recycling program. The county is switching from 18-gallon bins to a 65-gallon cart for collection and following a "single stream" strategy that will make collection easier for residents and more cost efficient for county government. He said all single family and townhomes with garage residences will receive the new carts; townhomes without garages will get a letter

that will allow them to opt for remaining with the current bin or order one of the two cart sizes. Mr. Harris said that the county is hoping everyone will try the 65-gallon cart and use that size. Info about the program will accompany each cart, all of which are to be delivered to Eaglehead residents by the third week of December. He noted that each cart has a route number on it that links the cart to a specific house and that the routing number will help the county track participation. Mr. Harris discussed the pilot program that took place in Mt. Airy, where he said the city saw a dramatic decrease in its trash tonnage. GM Edwards said that this could help Eaglehead to save a significant amount in its trash collection service.

## **COMMITTEE REPORTS**

- Environmental Control Committee**— AGM Seligson, administrator. GM Edwards said that activity was very slow at this time of the year.
- Finance Committee**— Director Allemang, LLA treasurer. Director Allemang said that the budget continues to track well during the final few months of the fiscal year.
- Communications Committee**— Karen Frazier, chair. No report.
- Trailblazers Committee** —Katrinka Westendorf and Kathy Murtaugh, co-chairs. Ms. Westendorf reported that the committee's work party worked in Aspen between trails 15 and 23 in November and that a significant amount of pruning was done. She noted that signage was to be placed along the trail. She said that in December the committee planned work in Balmoral along trails where trees were down. To discourage use of ATVs on LLA trails she said that trails in that area would only be cleared wide enough to allow hikers.
- Events Committee**— CRM Gurley. CRM Gurley said that she was getting started on lining up entertainment and other activities for the summer's pool parties.
- Election Committee**— Mary Roland, chair. Bylaw change for candidates to be discussed under New Business at this meeting.
- Friends of the Lake Committee**— no chairperson at this time.

## **VILLAGE REPORTS**

- Aspen Village**— Brian McMynne, chair. Mr. McMynne said there was nothing new to report.
- Aspen North Village**— MJ Minton, CDA chair. Ms. Minton said that the CDA committee has signed an agreement with the county regarding the pump station and that it

had signed an engineering contract with Harris Smariga to start engineering work on utilities, roadways and other infrastructure.

•**Audubon Condos** — no committee at this time.

•**Balmoral Village** — Bill Dean, chair. Mr. Dean said that his village recently had a meeting and that the main issue continues to be speeding drivers. He said that he sent out a pamphlet to all residents about the need to slow down but that there is no way to reach “outside” drivers. Mr. Dean said that he wanted to discuss the matter with the general manager in the near future. GM Edwards said that installing speed bumps would not work due to liability issues and other considerations. Lake Linganore Conservation Society (LLCS) president Larry Dusold said that some of the funding sources for the CDA/roads project prohibit the use of speed bumps and/or rumble strips and that the restriction had to do with emergency vehicle access.

•**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. No report.

•**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

## **OLD BUSINESS**

**A. Westwinds Golf Course Workshop**— GM Edwards said that the golf course had received a “real” offer. Director Dinkelacker said that the LLA should proceed with conducting a workshop on the matter so that if the community had to seriously consider a purchase of the course it could do so with full input. It was decided to hold a workshop to discuss a possible purchase of the golf course on Monday, December 15 at 7 p.m. at the Westwinds Golf Club clubhouse.

**B. FY2010 Dues Rate Discussion**— GM Edwards said that the LLA Finance Committee strongly recommended that the board set the rate at 24-cents per \$100. He noted that a line item had been added to the FY’ 10 budget for purchasing amenities, specifically with the Land Stewards parcels in mind (marina area and twin barns area).

A resident asked why management did not just cut the budget as a way to save money and keep dues rates down. GM Edwards and Director Ekanger explained that the association has expenditures that can never go down, such as snow removal and the reserve fund. GM Edwards said that management has cut back on various aspects of the budget, too, including reducing staffing and selling equipment, and was continuing to look at other ways to save. Mr. Edwards said that residents have to understand that the infrastructure within the community is either very old or non-existent, and noted that replacing the esplanade over the next five years is expected to be \$1.7 million.

GM Edwards said the community as a whole is way behind on taking care of many aspects of the infrastructure but despite that it needed to control the dues rate. He said that there are many large projects that will come due during the next five years and that the community still needs to set aside funds to pay for portions of the projects before any kind of financing could take place. Director Allemang said that the LLA needs to be diligent about building its reserves in order to be able to meet the big ticket projects and be able to talk to banks about financial assistance to do the projects.

Director Arieno said that assistant general manager Doug Seligson had previously mentioned armed security at beaches and other community amenities where trespassing was a serious issue. GM Edwards explained that management had been working more closely with the sheriff's office in an effort to get them to better understand LLA needs, goals and problems. He explained that private security brings significant liability issues and that the goal was to have county deputies to have a greater presence at Eaglehead beaches and to merge Eaglehead's private community niceties with public law enforcement.

Resident Bill Dean said that the problem was holidays because when issues arise during those times that there was no one to contact who could address the problems. He noted recent fires at Indian Cave.

Director Dinkelacker said that he did not want to set the rate at 24-cents and suggested 23.5-cents, which would be \$42,000 less to the reserve fund. He said that the 23.5-cent rate would give just about everybody in the community at least a small break. GM Edwards said that every year he has managed the LLA that there has been a small budget surplus (\$70,000 to \$200,000) but that there would not be much of one this year and with the delinquent dues rate growing he strongly believed that the 24-cent rate was needed. Director Allemang said that there was not much difference between the two and that the \$42,000 would be needed.

**MOTION:** Director Cates made a motion to set the rate at 23.5-cents for Fiscal Year 2010. Director Ekanger seconded the motion. **VOTE:** three of the directors voted in favor of the motion; two of the directors voted against the motion.

**C. Land Stewards Foreclosure/Parcel Purchases**— GM Edwards provided the background on what took place at the foreclosure auction the previous month and that as a result no one was able to bid on property.

North Shore resident Dan Byrd told the directors that they could go to the bank and ask if it will sell the parcels that the LLA is interested in outside of the auction. Director Dinkelacker noted the Isles of Balmoral for the future siltation project as another possibility. Mr. Byrd said that he had a good deal of experience working with banks on foreclosures and was willing to help the board if it needed.

## **NEW BUSINESS**

### **A. Governing Documents Violations—**

**MOTION:** Director Allemang made a motion to implement the fine on the violations for lots #090270, #170185, #170183 and #090361. Director Arieno seconded the motion.

**VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

**B. Office Closing for Holidays—** **MOTION:** Director Arieno made a motion to approve management request to close the LLA office from December 24 through January 2. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

**C. Bylaw Changes Re: Election Guidelines/Candidate Qualifications—** Following discussion at the previous board meeting, the LLA Election Committee requested changes be made to Article III, Section 3(a) and (b), as well as changes to Article V Section 1 (attached to minutes), that were reviewed by legal counsel and prepared in resolution form for board consideration and approval.

**MOTION:** Director Cates made a motion to approve the changes, as recommended by the committee and reviewed by legal counsel. Director Allemang seconded the motion. **VOTE:** four of the directors voted in favor of the motion; none of the directors voted against the motion.

## **RESIDENT FORUM**

- Summerfield resident Brenda McNeely said she wanted the board to discuss municipal incorporation of the community/association. It was noted that the board has looked at this issue in the past and that one resident had provided a past board with a preliminary report on the matter. Resident Mark Koehler said that there was a group of residents who were interested in conducting a study on the matter and wanted to know if the board supported the effort. Directors Allemang and Arieno said they would be willing to serve on such a committee. CRM Gurley said that she would pull together all past information for the group to review before its first meeting. The group said it would begin its work in the near future.

- Pinehurst resident Tiger Waddell of Lakeridge Court told the directors about the current unsafe condition of her road. She said that in the past, management has had gravel put on the road, which was helpful. GM Edwards said that any paving at this time, without the CDA engineering in place, would create problems for the homes below her. He agreed to put more stone on it and try to get the road's condition more safe.
- North Shore resident Dan Byrd told the board that if the golf course was foreclosed, that he could offer expertise to help the board.
- Summerfield resident Mark Koehler said that New Market Mayor Burhans wanted to meet with the LLA board to discuss annexation. Director Dinkelacker said that he was not available in the coming weeks to discuss it.

Mr. Koehler told the board that the county Board of Education had four scenarios regarding the redistricting of students for Linganore High School and Oakdale High School. He said that three options all have Eaglehead students going to Oakdale but that a fourth option has students from Westwinds going to the new LHS and the remainder of the community going to Oakdale. Director Ekanger said that Westwinds students/parents want to go where all the other students of the community go to school. He said the various options are listed on the BoE web site. He also noted that the BoE would begin its first meeting on the matter on Dec. 16.

#### **ADJOURNMENT**

Director Allemang made a motion to adjourn the meeting. Director Arieno seconded the motion. The meeting was adjourned at 9 p.m.