

**Lake Linganore Association, Inc.**  
**November 17, 2008**  
**Board of Directors Workshop Meeting Minutes**

Agenda: Purchase of two parcels of land

**CALL TO ORDER**

The meeting was called to order at 7 p.m. at the LLA Coldstream Drive office.

Board members present: John Allemang, Jim DiMeglio, James Arieno, Jim Cates, Alan Dinkelacker.

BoD absent: Stephen Ekanger, Tom Roland.

Staff in attendance: GM Edwards, CRM Gurley.

**Purchase of Two Parcels of Land during Land Stewards Foreclosure Sale**

Board president Dinkelacker said that the board called the workshop meeting to decide whether to go into the bidding of the foreclosure sale for the parcels known as the “twin barns” in Coldstream and the “marina” in North Shore. He said that the board asked LLA attorney Shelah Lynn to provide clarification of whether the board could do the purchases and under what conditions.

GM Edwards said that legal counsel advised that purchasing land for use as open/green space was acceptable but that the LLA could not operate a commercial business on any such land. GM Edwards said he was unclear about whether the LLA could purchase commercial land and then lease it for such purposes. He said this would give the board the opportunity to develop and place controls on commercial land, which, at this time, the covenants do not have.

Question: Would the county place restrictions on the development of either parcel? Any plans for development would have to go through the county process. It was noted that the “marina” parcel was situated near wetlands.

Question: What specific plans does the BoD have for each site? The “barns” site could be used as an athletic field. The “marina” parcel could be used as a third beach on Lake Linganore and include a community boat dock.

Question: Why isn't the LLA trying to purchase the Indian Cave area? This area is not listed on the foreclosure property list. The parcel is owned, free of any liens, by Land Stewards.

Director Dinkelacker said that the LLA could not get into a bidding war over the parcels because the association doesn't have much money to use toward this purpose. A resident asked if it was possible to just ask Land Stewards to sell the two parcels to the LLA. The land is now in the hands of the bank, Mr. Edwards noted.

The board discussed the authority of the directors to take action on the purchases and the amount it is authorized to use toward the purchase. GM Edwards said the bylaws allow 25 percent of the CIP budget, which would put a cap of \$250,000 for both purchases.

Resident Bill Dean asked if there were any plans to develop Indian Cave. Director DiMeglio said that he could not comment on that.

Resident Diane Shuey asked about the board's position on the purchase of the Westwinds Golf Course and where the money would come from. Director Dinkelacker said the board would first look at the two parcels and decide on the golf course at a later date. Some discussion centered on the LLA's ability to take out loans for such purposes.

Question: Will the members have to pay a special assessment in order to pay for these purchases? No special assessment would be instituted.

Resident Kathy Brown said that she supported the board taking action to purchase the two parcels of land and that she hoped the land would remain open space.

Resident Melinda Dawson asked if there were other parcels that the board considered purchasing. GM Edwards said the board considered the parcel near Deer Crossing Elementary School and near Meadows at the four-way stop on Boyer's Mill Road.

**MOTION:** Director Allemang made a motion to set a ceiling of \$250,000 for the purchase of both parcels of land at the Nov. 21 foreclosure sale of Land Stewards land. Director Arieno seconded the motion. **VOTE:** Three of the directors voted in favor of the motion. None of the directors voted against the motion. Two of the directors (Cates, DiMeglio) abstained from the vote.

## **ADJOURNMENT**

Director Cates made a motion to adjourn the meeting. Director Allemang seconded the motion. The meeting was adjourned at 8:30 p.m.