

January Minutes ECPC 1-13-10
No December Meeting

In Attendance: MJ Minton, Frank Dertzbaugh, Jim Dimeglio, James Nee property owner

Budget: We have \$164,547.42 in the M&T Account from the special tax assessments as of 12/31/09.

Requisitions: Total requisitions are \$129,633.81

HSA is currently owed around \$20,000 with an expected \$25,000 for the pump station. We will need to make a payment to them for the deferred invoices from 2009.

Easements: The board agreed to hire Krista McGowen from Miles and Stockbridge as needed.

The SWM dikes are outside of the 40' LLA right of way easement, but still within the 10' LLA front property easement. The water meters are also in the LLA 10' easement.

For the water and sewer Krista thinks we can use Lake Linganore as the declarant for the front 10' LLA easement on the properties as per paragraph 8 of the deeds. This would save a lot of money in legal, title, and engineering fees if the easement is only coming from one entity rather than 115. We will check with the LLA to let them know of this and make sure there are no objections or issues. We will attempt this first to try and save the property owners money.

Grading easements will still need to be obtained.

The parcel owned by Land Stewards needs a water and sewer easement. Jim spoke with John Clark and would like a letter describing exactly we will be seeking regarding the water and sewer and SWM easement.

SWM: Second submittal was done on January 7, 2010 costing \$11,912.00. Merchant addressed the comments and changes from the DUSWOM meeting; narrowing parcel b, bringing connections out of the ditch, putting the water and sewer in 10' required distances.

We will set up a meeting with David Beard for graphics needed for the easements, starting with the 40' right of way from LLA for water and sewer and SWM.