

**February Minutes ECPC 2-17-10**  
Rescheduled due to snow storm

**In Attendance:** MJ Minton, Frank Dertzbaugh, Doug Chapin, Jim Dimeglio, Gail Mann (property owner)

**Budget:** Money in M&T Bank from special taxes: \$169,779.23  
Requisitions made to date: \$156,271.71  
Lake Linganore Budget for Aspen North from HOA fees: \$34,500

Harris and Smariga had partial fees deferred from last year's proposal. As agreed they would be paid in the beginning of this year. They will be included in the February requisition to be brought to date

**FRO:** Alan Dinkelacker and Clay Edwards from the LLA had been emailed, asking for a budgeted line item to cover costs associated with the FRO easements needed to cover the acreage required to dedicate to forest from construction of the roads. LLA had forests that could be put into a perpetual easement. Costs associated with this would be legal, surveying fees, recording, fencing and signage. LLA paid these costs associated with the other Linganore CDA.

Clay said we have \$34,500 in the budget for collected dues that could be used for this project.

We agreed to authorize Fran Zeller from HSA to start the Linganore acreage FRO calculations and give us costs to present to the LLA that covered additional surveying, Forest Stand Delineation (FSD), and easement recording which were not included in the original improvements proposal.

Lot 20 which will house the pump station will also need to be included in the FRO.

**Easements:** Alan and Clay were also asked if there were any concerns with having the LLA sign as the declarant for the necessary easements that fell in the front 10' and side 6' of individual properties that all contain a deeded utility easement for this purpose. Easements currently being determined were the water and sewer connections. These were originally in the Linganore right of way, but had to be moved out of the storm water management ditches onto the front 10' of the property owners, which all carry the front 10' utility easement for the LLA. LLA does not have a problem with this. They would have their legal department look at this once M&S drafted a document before asking the board to vote on it.

Temporary grading permission letters would be sent out as some grading will occur outside of the 10' front LLA easement. The 1<sup>st</sup> letter will go regular mail, asking for the property owner's signature. If there is no response, then we will send a 2<sup>nd</sup> letter out certified, letting them know of the intended grading necessary for the roads and if we do not hear back then we assume permission has been granted.

All property owner's deeds and plats show the 10' easement on the front, owned by the LLA.

David Beard from HSA has reviewed the areas we need for water and sewer easements; storm

water management; and storm drain. All thought it best to wait before doing any easement work until we know if the county will accept the LLA declarant easement on the 10' front yard easement. This is the most efficient way.

**Improvement Plans:** Plans were submitted as our second submittal addressing changes per the December 9<sup>th</sup> meeting with DUSWM. This is our second submittal; we have one more review before we have to pay additional review fees. Merchant is scheduled to start working on the site plan for the water booster pump station.

Ron Burns conditionally approved the cul de sac on Shalom Court. We could increase the bulb size with asphalt rather than pavers, to accommodate a fire engine turning around. The additional pavement will not affect the SWM calculations.

**Pump Station:** On February 4, 2010 the BOCC unanimously approved the interim /permanent pump station and the use of the Holly Hills pumps with conditions as outlined:

- 1) Engineer to determine that the used equipment is adequate for capacity of 164 lots in pressure zone 3 (those are Audubon and Aspen lots)
- 2) Used equipment is inspected, repaired, and certified by equipment's manufacturer
- 3) Equipment can be configured for the new location on lot 20
- 4) Corrosion control and repainting to like new prior to use
- 5) 1 year warranty on all equipment

Mike Marschner suggested a meeting to set up a schedule and plan. Mike suggested Krista McGowan for the Public Works Agreement (PWA) as it would be a non conforming agreement.

Mike Thompson of RHL met with DUSWM personal and inspected the Holly Hills pump station equipment. He found that the generator looked ok; the heaters looked ok; the transformer looked ok; pumps ok but would have to be reconditioned; motor ok but may need to be reconditioned; we may need a new transfer switch and a new motor control center.

The engineers think we may need pneumatic tanks. Fran will get ECPC a proposal for design And site plan approval. The amount which they talked about was \$30,000. A schedule was set to have the site plan designed and submitted in March so that this plan could go to the Planning Commission in July.