

June Minutes – Annual Meeting - ECPC 6-9-10

In Attendance: MJ Minton, Frank Dertzbaugh, Jim Dimeglio, Kathy McGee (property owner)

Budget: Money in M&T Bank from special taxes is \$120,362.78. Total expenses paid to date from the special taxes is \$190,979.23. Money spent on the Aspen North project's behalf from the Lake Linganore Association is \$17,698.

Pump Station: The fence around the pump station will be chain link as per Frederick County design guidelines. Green or black vinyl can be used and topped with 3 strings of barbed wire. HSA tried to get DUSWM to approve a more sightly fence but they insisted on the guidelines and were uncompromising. Extensive emails transpired.

Pervious Concrete: MJ talked to Mike Marschner regarding the possibility of using pervious concrete to eliminate the need for the water and sewer requiring individual easements from every property owner. The pervious concrete roads would shorten the right of way by containing all the storm water run off and eliminating the need for the SWM dikes and swales. Mike wanted to have their engineers review the pervious concrete idea and bring to our attention any concerns they may have so that we could incorporate them into our design. The water and sewer design would basically remain the same by staying in the roads. The water connections for the individual lots could be moved to the existing right of way, rather than be bumped out of it due to the SWM dikes and swales. DUSWM does not want their clean outs in SWM ditches. Mike sent a letter to ECPC with their initial concerns:

- 1) "Typically ground elevation is to be within 6 inches of finished grade prior to trenching in the water and sewer lines. If this occurs and our lines are at minimum depth (42" cover over pipe), it appears the piping could be excavated, or trench section disturbed, during installation of the porous roadway section. Have engineer address this sequence of construction issue and provide me the final pavement section for review"
- 2) If maintenance is required, "Typical deed of easement language states that we will replace asphalt removed during our maintenance operations but porous asphalt and the related stone section are not "standard". As such, we will not be responsible for replacing the SWM asphalt section so your maintenance forces may have to complete this work following completion of our maintenance operations."

ECPC would need to address this in the deed of easement and have them pay for the standard asphalt patching and HOA would do the rest.

MJ called Betsy Smith and asked if Aspen North could have a waiver or exemption from the SWM regulations due to the limited right of way and the small platted lot village. The swales and dikes create additional hardships as they extend out of the small right of way onto property owner's front yards, thus requiring the individual easements. Then the water and sewer connections get pushed back. She was sympathetic to our hurdles given the lack of real estate to provide for the new regulations. She has looked for ways to give us a waiver and grandfather us in but cannot find it. She will look with flexibility on any plan. The soil borings report would be necessary. She would like to see A & B soil not D soils.

Soil Borings: On 6-3-10 we met with Kathy Dreason from Specialized Engineering to discuss the initial soil borings for the possible use of the pervious concrete. Kathy is concerned about slopes over 5% and the need for benching on these slopes. The additional use of stone and concrete is used and can get expensive. There are areas of cut and fill on the road, and you cannot have the pervious concrete over these areas. Kathy brought up concerns of extended construction buildout in Aspen North with individual owners doing construction and how it will affect roads.

Perhaps a roller compacted concrete could be used, or trenches and heavier areas of stone base and concrete thickness.

Property owners will have to be responsible for their own dirt. Such as washing the construction trucks on site. These requirements could be put in the ECC application as criteria when they build. If dirt gets into the porous concrete it will prevent the filtering of pollutants and clog. Water has to drain in 24 hours so it doesn't freeze. Roller compacted concrete is still pervious and would withstand a 10 year buildout.

Given some of the slopes, Kathy doesn't think we can pick up all the SWM calculations. Some of the suggestions would be using Parcel B with porous concrete bike paths/trails. Paul would like to see drainage swales in Parcel B. It would depend on the infiltration. The cost for the soil borings is \$5742.

Easements: Jim talked with Land Stewards/NV regarding the need for an easement next to lot 19 for the sewer line. Because of litigation they would not be able to legally give an easement at this time. A new design would need to be looked at for the sewer line in this area.

Sewer: Lots 19 – 14 have sewer lines in the back of their yards. This is a problem for easements. Due to the depth of these lines, redesigning might be impossible. A suggestion was made to provide sewer service to the first and second floor only, and basement level bathrooms will need ejector pumps. This will create a significant savings of the sewer line on the project, due to the depth required to try and achieve sewer service to the basements. In some areas 25' which could be very expensive in construction costs. The costs for the ejector pumps is minimal.

Jim looked at the lower properties on the rest of the project and felt if we didn't bring sewer service to the basements a lot of money could be saved by making the sewer line shallower. The property owners would be responsible for ejector pumps in basement bathrooms. This would mean redesigning the sewer lines, but again save significant construction costs.

Pump Station: Jim expressed frustration at the lack of progress from HSA on the pump station. The Board felt equally frustrated with little done on the pump station for over a year. Since the project was submitted in 2 phases with the pump station being separate, it is important to move the pump station design to the county on a fast track, so construction can be done as close together with the rest of the project as possible. Given the continued lack of progress the Board will explore other resources for completing the pump station design.

Elections: Elections were held for the President, Vice President, Treasurer, and Board Members. The results were:

President & Treasurer – MJ Minton

Vice President – Frank Dertzbaugh

Board Member – John Peters