

July Minutes ECPC July 8, 2009

In Attendance: MJ Minton, Frank Dertzbaugh, Jim Dimeglio,

Property Owners: Bobby Gill and his wife, James Nee

Budget: We have spent \$115,575.11 year to date of special taxes.

We have \$55,761.18 left for this year until December when the new special taxes are collected.

This year Municap made an error in the 2009/2010 special assessment which should have been \$1500 but was put in at \$1310. This leaves us around \$20,000 less in our working budget, assuming all property owners pay the tax.

Pump Station: We had a meeting with Mike Marschner from Frederick County Division of Utilities and Waste Management on June 22, 2009

In Attendance from the county: Mike Marschner, Beth Ramaciotti, Land Acquisition Coordinator, Robert Creighton, Engineering Manager

In Attendance from ECPC/Aspen North: MJ Minton, Frank Dertzbaugh, Doug Chapin, Jim DiMeglio

Mike wanted to go over a schedule of necessary items for ECPC. Additionally he brought on Robert/Bud Creighton as he was very busy and wanted Bud to take over some of the necessary pump station tasks.

Mike said they were still planning on removing the pumps from the Holly Hills booster station to determine if they could be brought back to life for Aspen North. He was not aware at the meeting's date if that had occurred. They did receive an estimate from Ames Mesco that the pumps could be reconditioned for \$25,000. This does not include the control panel, which probably doesn't meet current code anyway. We do need a generator because of the fire protection. The Holly Hills pump station does have a generator. We will also need a 3 phase power source which is at the location of lot #20 and Eaglehead Drive.

The lot the pump station sits on will have to be delivered to the county fee simple. We will need a site plan for the pump station lot to show that it will work for the pump station. The lot then will be part of the public works agreement.

Mike said we need approval from the Commissioners to use the Holly Hills pumps. It will be used to serve the 31 lots that sit on the higher elevations in Aspen North. The Holly Hills pump station was built to provide for 201 taps. If any upsizing were to be done to accommodate additional taps for the Eaglehead community, then the county would pay for it.

Mike indicated we may need to change the water and sewer amendment, and this classification can only be done a few times a year. The next deadline is November then there is a public hearing in January. There is a fee for this. We will also need a symbol showing a booster pump station and approved plans. No engineering work has been done on the pump station. Mike suggested we get our pump station engineer and consultant in place, in anticipation of the upcoming schedule, once we get final approval from the county to use the Holly Hills pump station.

We will need a public works agreement before construction starts and necessary easements for grading, water and sewer, storm water management and quality, and sediment control. Mike suggested we contact an attorney to begin the process of title searching for these easements, and establishing the necessary temporary and permanent easements.

We will need to be able to provide a Letter of Credit to the county to pay for the construction. Permits have defined expiration dates so careful scheduling is critical.

LLA HOA Meeting July 6, 2008. MJ Minton went on behalf of ECPC/Aspen North to update the board on the status. At the LLA meeting MJ presented plans to the new Board of Directors and asked for their approval on the SWM dikes. They would review the drawings.

Clay was supportive of the SWM plan as he was aware of the effort put in from everyone for alternatives, and given the new SWM standards coming into effect, we knew these met that criteria. Clay did suggest the possibility of a maintenance fee from the Aspen North Property owners as he did not know what to expect from these new devices. There was no vote this it was just presented to the board for information.

FRO – Aspen North will need to meet Fro requirements based on the acreage calculated that will be disturbed for the roads. Preliminary estimates are around 7 acres needed to be put into a perpetual easement that conserves an existing forest. A meeting will need to be had with the engineers and county to allow Aspen North to use Lake Linganore existing forests for these easements. MJ asked the LLA if they had 7 acres that could be used for this purpose. They think there should be enough acreage in already designated wooded areas from the community if the county will allow us to use them. Once we have the exact acreage needed we will formally seek a vote and or resolution. This could save us significant money rather than have to purchase from forest easement banking program or pay a fee in lieu of.

They did give some perpetual easements to the LLCs for the first CDA but their requirements were less. Since then the ordinance has changed requiring higher amounts of land to be put into easements. The LLA also paid for the costs to fence and sign these easements estimated at approximately \$15,000. We are hoping they will do the same for us.