

Lake Linganore Association, Inc.
December 12th, 2011
Board of Directors Meeting Minutes

CALL TO ORDER

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

Board members present were: Tom Roland, Liz Timberlake, Hilary Moore, Glenn Weigle, and Dana Schlichting.

BoD Absent: Stephen Ekanger, Brandon Frazier

Staff in attendance: GM Howe, OC Edwards, CS Dowd

APPROVAL of November 7th, 2011 BoD MINUTES

Director Roland requested amendment to the spelling of two proper names. **MOTION:** Director Moore motioned to approve the November 7th 2011 Board Meeting Minutes as amended. Director Schlichting 2nd. **VOTE:** All in favor 5-0.

COMMITTEE REPORTS

•**Events Committee** – *Cindy Hoffman, chair:* Mary Roland reported Holiday Festival was a hit, and thanked everyone involved.

•**Tennis Committee**— *Mary Roland, chair:* Mrs. Roland stated the nets have been taken down for the winter. The hitting boards are available for use during the winter, and the access code to the courts has been changed.

•**Friends of the Lake Committee**—*Bob Charles, chair:* Glenn Weigle reported their meeting with Maryland Environmental Services met last Friday with the USGS, Frederick County and 2 reps from MES. They are going to start the bathymetric study in the next couple of weeks. They will be using a hovercraft and then taking core samples which will make a lot of noise and we need to make residents aware. Draft report comes out in June the final report comes out in September. Want to schedule a meeting with interested residence in January. There is a good chance with in a year or two we could be permit ready and not have the funds to dredge. We need to start planning now.

• **Village Chair Meeting Minutes** – *GM Howe* reported that they will not be holding a meeting in December. The next meeting is scheduled for January.

PROJECT/AFFILIATE REPORTS

None

DISCUSSION

FY2013 Reserves Expenditures – discussed reserve expenditures for the coming year. Director Roland stated that all projects planned for 2013 whose estimated cost is equal to or exceeding \$10,000 will require a detailed project plan approved by the BoD prior to initiation.

Audubon Condos- discussed condo owners dues paid vs. services received. Melinda Dawson will draft a letter of issues and possible solutions for the Board to review.

Aspen North MoU- discussed Aspen North intentions to pay back LLA monies loaned. No MoU is in place. MJ Minton stated they are unable to guarantee repayment of any funds received from LLA at this time.

ByLaw Amendment- discussed rewording documents to prohibit a party who might have financial or other significant benefit from serving on the board, who's vote may be for self-serving purposes only and not for the benefit of the community as a whole. Board agreed current documents were sufficient to provide for resolution of any such abused position to be rectified or removed.

ACTION ITEM REVIEW Items were reviewed and updated.

OLD BUSINESS

LLA STAFFING REPORT- GM Howe reported the new maintenance specialist has been hired and is starting this Wednesday. Also has a candidate for the Roads Infrastructure position that he is currently talking to.

Right of Way Maintenance- Tabled until next meeting. Director Ekanger to revise wording, this will be voted on at the January Board meeting regardless.

Approval of 2012 Pool Management Contractor – Board asked staff to go back to Serenity and ask if this is their best and final offer and if so; for staff to recommend a 2nd choice.

Approval of Finance Committee Charter- Discussed and amended. **MOTION:** Director Weigle motioned to accept the Finance Committee Charter as presented and amended. Director Schlichting 2nd. **VOTE:** All in favor 5-0.

Approval to Change the Effective Date of the Capital Improvement Fee- MOTION: Director Weigle motioned to move the effective date of the Community Improvement Fee to March 1st, 2012. Director Timberlake 2nd. **VOTE:** All in favor 5-0.

NEW BUSINESS

Approval of Events Committee Charter- MOTION: Director Moore motioned to approve the Events Committee Charter as presented and the appointment of Cindy Hoffman as chair. Director Schlichting 2nd. **VOTE:** All in favor 5-0.

Appointment of LLA Dredging Program Point of Contact- MOTION: Director Weigle motioned to appoint Bernie Howe as the point of contact for the LLA Dredging Program, Director Moore 2nd. **VOTE:** All in favor 5-0.

Approval of Fiscal Year 2013 Budget – postponed.

Approval of New Lake Talk Format- Communications Specialist Jordyn Dowd presented a time and cost saving print version and a “green” digital alternative for LakeTalk. The Board approved of a new 8 ½” x 11” magazine format and a digital issue: eLakeTalk. Board agreed with staff recommended printer/mail house. **MOTION:** Director Moore motioned to approve LakeTalk changes as proposed with a 1 year contract with an escape clause. Director Timberlake 2nd. **VOTE:** 5-0.

Approval of Amendment to LLA Rules & Regulations- It is necessary to limit residents from using common areas and right of ways for personal use. **MOTION:** Director Weigle motioned to approve the LLA Rules & Regulations Section 13 title change and amend paragraph (a) titled “usage” as shown with the exception that approvals are by LLA not ECC. Director Schlichting 2nd. **VOTE:** All in favor 5-0.

Approval of the Tennis Committee Charter- **MOTION:** Director Timberlake motioned to approve the Tennis Committee Charter as presented. Director Weigle 2nd. **VOTE:** All in favor 5-0.

NOTE: The January Board Meeting rescheduled to be held January 9th, 2012.

RESIDENT FORUM:

Debbie Lamperti – requested: 1. Humane traps be used to trap beavers. Board replied that staff addressed this last week. 2. Control the deer population worried about forests dying. 3. Drainage that was fixed as you turn on Meadow Point Terrace, damaged. Could we repair by putting some gravel in? Board advised this should be taken up with LLCS. 4. Erosion issue on the trail near Indian Caves. Board advised this should be brought to Village Manager.

ADJOURNMENT of Regular Meeting

Director Schlichting made a motion to adjourn the meeting. Director Moore 2nd. The regular meeting was adjourned at 9:55 p.m.

CLOSED SESSION:

Hearing: Lot 140129 – Failure to maintain structures. Board reviewed and considered owners position and financial inability to maintain property. Board asked he comply by Easter and postponed judgment until April 2012 Board Meeting.