

## Minutes of September 14, 2013

### *Walden's Landing Community Association (WLCA)*

<u>Board of Directors</u>	<u>Association Officers</u>	<u>Architectural and Environmental Controls</u>	<u>Landscape Committee</u>
Tom Amos 410 730-0102	President: Dave Brown 410 997-0660	John Kohlman 410 997-6398	Melissa Smith 443 492-8035
Melissa Smith 443 492-8035	Vice President: Kody Doherty		
Joe Staugaitis 410 772-1275	Treasurer: Jim Albert 410-730-1077	Dion Nias 443 413-6933	Tom Amos 410 730-0102
	Secretary: Laura Doherty 925-216-2136	Jerry Simmons 410 730-9370	Charlie Bores 410 884.6749
<u>Social Activities Committee</u>			<u>Drainage Projects</u>
Lorette Farris      Dion Nias      Melissa Smith			Tom Amos

## Minutes of the Board Meeting on September 14, 2013

On September 14, 2013, the Officers and Directors of the Walden's Landing Community Association met from 1:00 to 3:00 P.M. at the home of Anne Andrews and Dave Brown. In attendance were Tom Amos, Joe Staugaitis, Dave Brown, Jim Albert, Laura Doherty, Jerry Simmons, Charlie Bores, and Anne Andrews.

Dave began with **Old Business:**

### **\*Walk Thru with New Image**

- On August 3<sup>rd</sup>, Dave, Tom, and Jerry walked throughout the entire community with Dave Mauck of New Image and looked at:
  - options on creating trash pads for the curbside pickup sites
  - trees that will need to be trimmed this winter
  - what it would take to provide better drainage in the Alley. (Take out rocks, clean up, remove trees?)
  - Mews area options for ground cover and drainage
- New Image was asked to submit proposals for these projects.

### **\*Trash/Recycle Problems**

- Bins need to be picked up within a timely manner.
- Laura will provide the County's rules and schedules as well as some good neighbor practices in the next newsletter. Examples:
  - Place trash and recycles in proper storage bins. If you do not have the appropriate bins, please contact Howard County Recycle to get the bins and/or purchase from a store.
  - Please monitor the appropriate days when to place out your trash/recycles (please see attachment with newsletter for further information).
- Joe will contact a teenage resident about going around the community cleaning up after trash/recycle days as a paid small job.

### **\*Potholes**

- Charlie and Dave purchased two different products of quick and easy asphalt. Following the meeting, they went out and filled two potholes with the products. We will wait to see which holds up better.
- If either one is effective, we will continue working to fill the other potholes throughout the community, perhaps as a community day project. If these products break down and/or are unproductive, we will try another option.

#### **\*Radon Testing**

- John Kohlman is gathering information about radon testing and how to mitigate when levels are high.
- He will provide Laura with the information to disseminate to the community.

#### **\*Suspicious people in the community (i.e. large parking lot)**

- Cars are driving in slowly and leaving within a few minutes upon arrival late at night.
- People are coming through, stopping, and leaving late at night.
- Dave has contacted Howard County Police and they will increase their patrols around the area.

Then we moved onto **New Business:**

#### **\*Budget (Jim Albert)**

- Over the past year, we have saved money in some operating expense categories, but spent more in others. (In the end, all balanced out).
- Spent money from reserves on two major landscaping projects this year.
  - ❖ Ramp and drainage project located in the larger parking lot
  - ❖ Removing tree stump and laying sod down to help prevent erosion
- Renewed the snow removal contract (\$5500). Last year of having this option to renew at the same price (will decide to renew or not).
- Projecting about \$32,000 at the end of the fiscal year.
- Must update estimates of savings required for projects that will need to be completed over the next couple of years (Mews, sidewalks, parking lots, trees, etc.)
- Some questions asked about budget for the new year and projected years
  - What are the best estimates of costs and year needed for the different projects?
  - Do we want annual snow contract or not?
- The biggest variable in next year and future years' budgets are the major projects.
  - The Board has the authority to increase maintenance fees by 10% in a single year.
  - When all the estimates available at the next meeting, the Board will decide on any increases.

#### **\*Proposals/Contracts (info for budgets)**

- The Landscape Committee is collecting bids from Grandfathers and New Image on three projects under consideration for this year and next. The goal is to develop a three-year plan upon which to base budget decisions.
- New Image provided proposals in August, and these were reviewed in detail.
- Projects over the next three years may come to \$27,000. Jim will factor that into the budget to be presented at the next meeting.

#### **\*AECC**

- The last walk through (John and Jerry) was about 10 years ago. Need to do a new walk through within the next couple of months.

#### **\*Emergent Issues**

- Community Day information will be forth coming if we find a good project.

- Speeding/Traffic on Phelps Luck Drive. Jerry will attend a Long Reach Village Board meeting to make complaint heard.
- Awareness of groping on the paths around the pond and general vicinity.