

## **Minutes of March 8, 2014**

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

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

## **Minutes of the Board Meeting on March 8, 2014**

On March 8, 2014, the Officers and Directors of the Walden's Landing Community Association met from 2:00 to 4:00 P.M. at the home of Anne Andrews and Dave Brown. In attendance were Tom Amos, Joe Staugaitis, Dave Brown, Jim Albert, Laura Doherty, Charlie Bores, Samuel Doherty, and Anne Andrews.

### **Old Business:**

#### **Status of Tree Trimming**

- Dave contracted with New Image to remove a large dead oak from the alley between the large and middle lots as well as the necessary tree trimming around the property. With approval of the Board, he adjusted the work scope to accommodate the expensive tree removal while keeping total costs at budgeted levels thus preserving funds for restoration of the Mews this year. There was no damage done in the process of removing the dead tree from the alley.
- A bid for removing the dying Zelkova near 5667 Phelps Luck was too high to include this year. Another bid will be obtained prior to next year's tree work.

#### **Pothole Repairs**

- Update: Charlie purchased QPR product and, with the help of Dave, filled up the remaining potholes with great success. As of right now, the QPR has been holding up well against the elements as well as wear and tear of traffic. We will continue to use this product to complete the large job in the Lightspun lot and fill other smaller potholes as needed. Next we will address some of the larger cracks in the parking lots.

#### **Radon Testing**

- Dave has made contact with John Kohlman who said he will provide information pertaining to the Radon testing that has been done around the community: risks, what tests determine, most effective strategy, and what is acceptable for pump installation. This information will be presented to the community during the Annual Meeting.

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

- Due to both the weather and Jane Staugaitis experiencing some health problems, the signs are still a work in progress. Signs posted near the trash collection sites will be used to inform new and old residents of the rules and regulations about times to put out trash and recycle cans as well as when to pick them up.

- The Board is still looking to find one or two more people to tidy up the trash can areas at the Lightspun lot and large lot entrances. These are paid positions that will be advertised in the *Mooring Lines*. (contact: Laura Doherty).
- Laura and Jane will meet and put together signs on the rules and regulations to post at the trash pickup sites on trash and recycle days.

### **AECC**

- Due to the weather, the planned February walk-thrus have been deferred. John and the other AECC members will reschedule once the weather is more favorable.
- The Board discussed the option of appointing a new member to AECC.

### **Treasurer's Report**

- So far, 36 of 47 owners have paid the 1<sup>st</sup> quarter maintenance fees, which were due on Feb 15<sup>th</sup>. Jim will contact the remaining owners in regards to late dues.
- Two homes (5655 Lightspun Lane and 5647 Phelps Luck Drive) are both in the process of selling.
  - Once closed, 5655 Lightspun Lane will provide a check to WLCA to make up past dues.
- Currently, WLCA has \$36,000 in the bank, but has not paid for New Image's monthly bill or the invoice for the tree removal and work done this past month.
- Jim will provide a report of money saved with the flat rate snow removal contract this year.

### **New Business:**

#### **Mews**

- Tom had set up appointments to gather more proposals as well as bids for the Mews, but due to weather the meetings were cancelled. On Monday, Tom is meeting with Grandfathers to gather information on their pricing as well as ideas.
- The Board has prior quotes from New Image and will compare with other bids once those bids are received.

#### **Random**

- Solar panels: Jim is looking into getting solar panels for his house through a local company and will write up a review for other resides to gain information on how they may get solar panels for their homes.
- Charging stations: Residents have expressed their interests in purchasing electric cars, but would be in need of a charging station. Kody will contact BGE and gather more information, which will be presented during the upcoming Annual Meeting.
- Tom will look more into Director certifications to present to members of the Board.

#### **Emergent Issues**

- Snow.
  - Snow etiquette during snow-storms (aka cleared parking spaces) information will be provided in the upcoming Newsletter.
  - Discussion for purchasing a small snowplow or snow blower for community to reduce reliance on contracted snow removal or at least handle parking spaces and sidewalks that are not covered. Kody will research the different pricings and provide information during the upcoming Annual Meeting.
- Jane Staugaitis has been enjoying her newly relocated reserved parking space. She stated how much easier it has been for her not having to walk as far as well as dealing with steps when going back and forth to her vehicle.

- There have not been more reported break-ins and/or vandalism since last time. (Jim, unfortunately, had a bb shot at one of his upstairs windows and punctured the outer window pane). Please keep a watchful eye and report any suspicious people and/or activities.
- The light on the north side of the large parking lot has been out intermittently for the last few weeks. Kody will contact BGE to service the light.

### **Annual Meeting**

- Laura reserved the Locus Park Community Center for the Annual Meeting on Saturday, April 5<sup>th</sup>.
- Dave presented a proposed schedule and agenda for the Annual Meeting. It was reviewed and adjustments will be made once the remaining decisions are finalized:
  - Tom's 3 year term is coming to an end: Tom is willing to run again; other candidates will be sought.
  - Melissa Smith's remaining 2-year term: Tom will contact Melissa in regards to her availability to serve her remaining term.
  - Anne or Lorette will act as Inspector of Election (Anne will contact Lorette to see if she will be willing).
  - Dave and Joe will reach out to other community members to see who would be interested in serving on committees.
- Laura and Kody will get Costco Pizza as well as the soft drinks for the meet and greet time prior to the Annual Meeting starting.
- Laura will put together a flyer with announcements for the upcoming Annual Meeting.
- Laura will mail the formal notices at least 10 days prior to the meeting.