

Minutes of October 6, 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	Dion Nias 443 413-6933	Tom Amos 410 730-0102
Joe Staugaitis unlisted	Treasurer: Jim Albert 410-730-1077	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 October 6, 2013

On October 6, 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 Joe Staugaitis, Dave Brown, Jim Albert, Laura Doherty, Charlie Bores, and Anne Andrews.

Old Business:

***Updating Fall Newsletter**

- Contacting John Kohlman to gather information about Radon testing for the community.
- Additional paper with information all about trash/recycle pick up, dates, acceptable material, etc. Will be passed out separately from Newsletter.
- Add additional paragraph about Grub problem and Being a Friendly Neighbor and parking.

***Grubs**

- Charlie has done some research into how to exterminate the grub problem, which has caused lawns throughout the community to die. The treatment involves Milky Spore. There are two approaches:
 - 1) each private owner handles their own property or
 - 2) WLCA will contract a company to handle the problem.

***Trash/Recycle Problems**

- Laura will provide the County's rules and schedules as well as some good neighbor practices.

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 continue searching for a responsible resident to clean up after trash/recycle days as a paid small job.

***Potholes**

- Charlie and Dave purchased two different products of quick and easy asphalt. So far, the asphalt has held up. Will continue to monitor the situation and if the product holds will continue moving onto filling other potholes around the community.

New Business:

***Budget Review Continued from Last Meeting (Jim Albert)**

- Jim created five versions of the budget to present the varying options WLCA has to increasing dues, projected project expenses, and other misc. obligations.
- Will send out two practical budgets out to the community for review (No later than last week of October).
 - Explaining the reasoning behind the need to increase dues: community is aging and there are projects we can no longer ignore and/or projects that will need to be completed within the near future.
 - Two expensive projects: Trash pads (\$8,800 quoted) and Mews (\$12,000 quoted).
 - Future projects: Parking lots (\$27,500 estimate for large lot) and sidewalks (no estimate)
- Suggestions were made to help lower the projected expense budget by discussing the possibilities of breaking the projects into phases. Will look more into this possibility.
 - Trash pads: do in three stages while starting with the middle lot.
 - Mews: do in two phases with the drainage problem and then the planting process.
 - Future Asphalt: continue with the filing of the pothole with product and continue to monitor the problem over the next couple of years.

***AECC**

- Members were not present, but there is a need for a walk thru in the community to provide feedback and/or suggestions to residents about the needed improvements on private property.

***Emergent Issues**

- Community Day information will be forth coming if we find a good project. We will need to find more volunteers and/or community members to help create a more active committee.
- Middle lot: Airport Shuttle vehicle will be contacted about relocating to the Lightspun lot based upon WLCA regulation of no commercial cars allowed on property.
- Middle lot: available parking spaces late at night. Being a polite neighbor and parking in either the Lightspun lot and/or on Phelps Luck if have more than 2 cars within the middle lot.

***Next Meeting**

- To allow time for owner comments to the proposed budget, the next meeting was set for Saturday November 23rd at 1:00 P.M.