

## March Meeting Minutes Agenda items

I. Attendees: Brittany Barrow, Paul Battista, Kit Calnan, Dorothy Long, Ed Noble, Judy Schumer, Carol Traczyk, Jerry Adame

### II. Update

a) Chairman Judy submitted the proposed schedule of events and budget to the office. They need us to provide the times. All present agreed on the following:

(1) Mar.28, 1 - 2:30 PM Easter Egg drive through

(2) April 11, 1 - 4 PM Spring Fling

(3) July 3, Noon - TBD Food trucks

5 – 9 PM Music

Dark - Fireworks

(4) July 4, 10 – Noon Boat parade

(5) Oct. 3, 1 – 5 PM Fall Festival

(6) Oct. 31, 6 PM set up 6:30 PM Trunk or Treat

(7) Dec. 5, 1 - 4 PM Christmas Community Meal


(8) Dec. ?, 7 -10 PM Holiday Cookie Swap

### III. New Business

a) Welcome new member Jerry Adame and his guest Merrie Newlond

### IV. Update on planned activities

a) Easter Egg and Bunny event – March 28<sup>th</sup> –Lisa Cox confirmed that the Langston family will fill the eggs again this year. Judy will invite the Safety Committee to volunteer to direct traffic. Judy will confirm that we have someone to help the Easter Bunny pass out the bags of eggs. If not Dorothy will help. (need confirmation)

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- b) Robert Adams will introduce a tab at the next board meeting for our request for a budget for the welcoming committee.
  - c) Spring Fling – Confirmed April 11<sup>th</sup>. Judy will request advertisement in the next community news letter.

Stephanie Jarvis has coordinated the vendors. We need to know what volunteers she needs for that day. We also need a commitment on the time for the Magic show so that Brittany can include that on the flyer. Magician's wife does face painting and balloon animals. Since we have another balloon vendor we need to have her do just painting. Due to Covid this will be hand painting.

Brittany will coordinate a corn hole tournament to begin at 2 PM. The prize will be \$75 gift cards to each of the 2 - member winning team.

Ed's band "Moving On" will play in front of the building

Maintenance to put up tents and move tables to front

#### V. New activity proposal

- a) Jerry and Merrie came with a suggestion to have a Disc Golf event. They are professional disc golfers who would love to share their knowledge with our residents and encourage the community to enjoy our disc golf course. Jerry will draw up a detailed proposal with budget to present at our next meeting. This could be a potential June event spanning 2 weekends. First would be an introduction to Disc golf event where Jerry and Merrie would teach interested residents how to play and what equipment is needed. The following weekend there would be a tournament which can include up to 72 participants. A suggested prize for the winning team is a disc. There were many options discussed but I will save the remaining details for Jerry's proposal next month.

#### VI. Next Meeting Tuesday April 6th. 7 PM



# 2021 Lake Holiday Activities

2021 Budget = \$8,279

**Sunday March 28th - 1 p.m. - 2:30 p.m. - front of clubhouse  
- cost = \$300**

\*Easter Bunny and Candy filled Egg drive through

**Sunday April 11th - 1 p.m. - 4 p.m. - front of clubhouse -  
cost = \$2,429 (\$2,179 2021 budget)**

\*Spring Fling - community spring celebration

Petting Zoo

Magician

Ballon Making / Clown

Food Trucks

Band

Crafts for kids

Cornhole tournament

**May - Community Yard Sale - cost = \$0**

\*To be held in resident's yards

**July 3rd - clubhouse - cost = \$1,000**

\*Independence Day Celebration with Fireworks  
Band in back of clubhouse

**July 4th - Boat Parade - cost = \$300**

\*Boat parade with trophies

**Sunday October 10th - front of clubhouse - cost = \$2,500**

\*Fall Fest

Activites to be determined

**Sunday October 31st - front of clubhouse - cost = \$200**

\*Trunk or Treat

**Sunday December 5th - inside clubhouse - cost \$1,500**

\*Christmas Community Meal / Santa Experience

**Saturday December 11th - inside clubhouse - cost = \$300**

\*cookie Swap

## 18 JANUARY 2020 MEETING MINUTES

### ATTENDEES:

Tim Kost, Architectural Committee Chair  
Ed Noble, Architectural Committee Vice-Chair  
Richard Traczyk, Architectural Committee BOD Liaison  
Robert Middleton, Architectural Committee Member  
Richard Schoppet, Architectural Committee Member  
Tim Spittler, Association Member

### NOT IN ATTENDANCE:

John McClurken, Architectural Committee Member  
Bill Ekborg, Architectural Committee Member

**MINUTES** – Review of the November 16, 2020 minutes. The minutes were approved as Submitted.

### DISCUSSION:

1. Lot 018, Section 4A, 1243 Lakeview Drive. Jonathan Katora, owner. Asking for the Committee to look at the design of the home he would like to build to see if it would be approved before he continues to work with the Architects. **Concept approved, must maintain setbacks.**

### FIELD REVIEW – DECKS, PATIO, AND PORCH:

1. Lot 133, Section 8A, 101 Ashby Circle. Kimberly Harrison, owner. Request for approval of plans extend the front porch out 4 foot, build new stairs. Using treated lumber and current hand railing material. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit #102 was issued on 1/21/2021.

### **FIELD REVIEW - LANDSCAPING:**

1. Lot 227, Section 2, 403 Sunset Circle. Michael & Brenda Besant, owners. Request for approval of plans to do landscaping on the common area in front of our property using black liner and large rocks. Reviewed by Tim Kost. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit #103 was issued on 1/21/2021. **Approved with condition the rocks/stone will not impede the natural flow of storm water.**

### **FIELD REVIEWS – EXTERIOR CHANGES:**

1. Lot 565, Section 10, 210 Woods Drive. Pedro Sola, owner. Request for approval of plans to install 26 solar panels to the roof on the back of the house. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit #104 was issued on 1/21/2021.

### **FIELD REVIEWS - PAVING:**

1. Lot 152, Section 2, 224 Sunset Circle. Kim Spittler, owner. Request for approval of plans to install a driveway and apron using shale and #3 stone to establish a base for construction equipment to enter lot for new construction. Reviewed by Tim Kost. Hold in abeyance. Needs to submit proper approved paperwork from Frederick County, along with detailed dimensions of driveway.
2. Lot 1224, Section 5B, 143 Waterside Lane. Christopher & Cheryl Holm, owner. Request for approval of plans to expand the parking area and correct the severe slope that is at the bottom of the driveway. Replacing the concrete with asphalt. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit #105 was issued on 1/21/2021.

### **FIELD REVIEWS – ACCESSORY STRUCTURE:**

1. Lot 166, Section 8A, 107 Woodlands Lane. Jill Davis, owner. Request for approval of plans to install an 8 x 10 Cottage storage shed. It will be buckskin siding with white trim and a black roof. Reviewed by Tim Kost and Ed Noble. A motion was made to approve as submitted. The motion was seconded, and the motion was carried. Permit #106 was issued on 1/21/2021.

### **FIELD REVIEWS - RESALES:**

1. *Lot 141, Section 4A, 129 Dogwood Drive. Carter, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*

2. *Lot 415, Section 2, 337 Overlook Drive. Konyar, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
3. *Lot 153, Section 6A, Southwood Drive. Carter, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
4. *Lot 521, Section 3A, 1134 Lakeview Drive. Garrett, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
5. *Lot 072, Section 4A, 1315 Lakeview Drive. Meola, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
6. *Lot 148, Section 8A, 1704 Lakeview Drive. Boynton, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
7. *Lot 339, Section 2, 610 Lakeview Drive. Hicks, owner. Resale inspection performed by Tim Kost and Ed Noble. One discrepancy noted. **No house numbers affixed to home.***
8. *Lot 211, Section 4A, 500 Northwood Circle. Stonebraker, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
9. *Lot 525, Section 3A, 1206 Lakeview Drive. Stonehenge Invest. (Manzo), owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*
10. *Lot 308, Section 2, 243 Sunset Circle. Mitchell, owner. Resale inspection performed by Tim Kost and Ed Noble. No discrepancies noted.*

#### **FIELD REVIEWS – TREE REMOVAL REQUESTS:**

1. *Lot 536, Section 3A, 1083 Lakeview Drive. Columbo, owner. Request for approval of plans to remove six (6) trees dead, and diseased. Reviewed by Tim Kost. Approved and permit issued on 12/11/2020. Permit # 285*
2. *Lot 592, Section 10, 1032 Lakeview Drive. Melcher, owner. Request for approval of plans to remove one (1) tree dead and diseased. Reviewed by Tim Kost and Ed Noble. Approved and permit issued on 1/15/2021. Permit # 101*

## **Buildings and Grounds Minutes of December 14, 2020**

**Members in Attendance:** Frances Coates, James Coates, Board Liaison; Karen Gahr, Elizabeth Hair, Phil McAllister, Diane Noble, Alex Perka, Pam Perka

The meeting was called to order via Zoom by chair Alex Perka at 10 AM. With a quorum established, the agenda was approved. James Coates presented the BOD report. The BOD organizational meeting was conducted. The board attorney advised that BOD meetings not be shared via Zoom for legal reasons; food trucks not serve alcohol; Activities Committee prizes be disclosed because they were purchased with dues funds; migration of sand and other materials are an act of nature and the Association is not responsible for this. James also reported that early payoff of the sanitary district funds will be studied by a committee. Office hours will be staggered due to the virus, and the annual Christmas party will be cancelled. A bat infestation at the clubhouse has been resolved. Study of a HVAC system for the exercise room is underway. Work is underway on undeveloped roads, including the southside emergency exit. Proposals for snack shop operators will be advertised. PRP-15 has been revised to allow either a homeowner or renters to operate a boat on the lake, not both. Plans for marina re-configuration of the docks have been approved with an estimated cost of between \$90k and \$100k. The fish re-stocking of the lake was a success.

Pam presented the Master Planning report from its December meeting. A community member, Larry Vance, who has extensive experience as a dog agility trainer and expert offered his services to help design dog agility equipment for the dog park. Volunteers are also welcomed. Pat Majewski and Pam Perka were elected as chair and secretary, respectively. The Master Plan was given its final review, and the Plan will be presented at the next BOD meeting for approval. RFP's for Beach 2 were discussed with the addition that oversight wording, POC approval of any sub-contractors, adherence to schedule, and any clean up be included according to the site plan specifications developed by Greenway. The revised PRP's will be presented to the BOD. Cost overruns of the Greenway site plans may be shared with Finance to formalize procedures for this. Location of campsites at Beach 2 was discussed. A previous suggestion to include a road linking the north and south sides of the lake resulted in Pat and the Melchers walking the proposed site for the road. This plan most likely will be unfeasible



due to a large gulley there. Another location will be investigated. The committee brainstormed ideas for the Capital Improvement Fund. Items included: moving the southside bus pavilion to the park, adding a playground at the park, adding screening trees at the dog park, and adding a linking road from the south side to the north side of the lake. Darryl and Alex will map out the two approved walking paths and mark the site, probably in the spring.

Buildings and Grounds next elected Alex Perka as chair and Pam Perka as secretary.

Alex updated the committee on the status of current projects. Beach 2 phase 1 RFP's will be sent to the BOD soon. Mike Goodwin will provide stakes to map out the two walking paths with committee volunteers and Darryl Melcher. It was suggested that we consider the easiest slopes where possible. It was suggested that B and G and Safety continue to communicate for our joint interests and projects. Alex will be contacted for discussion of the marina projects. Thanks were given to all who worked on the clubhouse flooring RFP's.

Frances had submitted ideas for the next newsletter. Appreciation for her efforts was given by the committee.

Spring projects were brainstormed including planting evergreens to shield the dog park, cement pads at the disc golf course, and marking the walking paths. Existing projects such as the new fencing at the entrance may be begun then as well.

Brainstorming for potential Capital Improvement Fund and 2022 budget included preliminary discussion of new picnic tables at the clubhouse, removing the old pump house and attendant irrigation materials, enlarging the bus stop parking lot?, and future trails.

With our agenda complete, the meeting was adjourned at 11:45.

Respectfully submitted,

Pam Perka, Secretary

Compliance Committee  
Mediator Panel Hearing Summary  
**Summary of Mediator Panel Hearing Schedule**  
 February 10, 2021

Panel Members: Barbara Magill, Chris Sypher, Karen Taylor, Butch Nesbit, Kim Brotten, Robin Pedlar  
 Chair: Dot Wallace

Hearing Number	Report Time	Name Property Address Section and Lot Compliance Committee File No.	Violation/Infraction	Mediator Panel Determination
1	7:00	Carlos & Maria Foil 611 S. Lakeview Drive 5A/122E #20-103	Failure to stop at a stop sign on 11/24/2020.	
2	7:00	J. Scott & Stephanie Duffey 200 Fairway Circle 2/213D #20-104	Unauthorized dumping on 11/25/2020.	<b>Prepaid \$50.00 dollars.</b>
3	7:00	Michele Sunderlin (Hackney) 1075 Lakeview Drive 3A/532D #20-105	Speeding 42 in a 25mph on 11/27/2020	
4	7:00	Janet Stephenson 106 Greenwood Court 1/047B #20-106	Unauthorized dumping on 11/28/2020.	<b>Prepaid \$50.00 dollars.</b>

Compliance Committee  
Mediator Panel Hearing Summary

5	7:00	Eric Kraske 102 Sycamore Place 1/125C #20-107	Failure to stop at a stop sign on 12/6/2020.	
6	7:00	Jonathan Chatfield 402 Sunset Circle 1/073B # 20-108	Unauthorized dumping on 12/9/2020.	
7	7:00	Peggy Dixon (Taylor) 1052 Lakeview Drive 3A/480D #20-109	Speeding 37 in a 25mph on 12/9/2020.	<b>Prepaid \$50.00 dollars.</b>
8	7:00	Jerry Adame (Darlin) 112 Sunset Circle 1/083A #21-001	Unauthorized dumping on 1/8/2021.	
9	7:00	Yvon Denis 103 Carolyn Drive 1/110B #21-002	Parked in the roadway on 1/8/2021.	