

LODESTONE POA, INC.
February 26, 2018 Board Meeting Minutes (draft)

At 12:04pm, President DeeDee Turner called the meeting to order in the conference room at Mountaineer Log & Siding, 23813 Garrett Highway, McHenry, MD. In attendance were fellow Board members, Dan Farrell in person and Emmanuel Key, via teleconference plus association manager Karen Myers.

Karen Myers first reported on a topic remaining from the last Board meeting regarding **lighting at the entrances to the subdivision**. She had previously forwarded the estimate from Heilig's which approximated \$10,000 per entrance. She also had an estimate from Greenscapes for about \$2400 per entrance. Then she had talked with Tim Savage, Happy Home Services, who does our grass cutting for an even less costly alternative – perhaps installing a light atop the gate arm pillar. Tim felt that the labor per pillar would be about \$250. Dan Farrell commented that he had noticed that the concrete pillar caps were crumbling. After discussion, it was decided that the best current solution would be to replace the pillar caps with a piece of cut stone and to use a series of 12-volt landscape lights and a few flood lights on the Lodestone sign at each entrance. A budget of \$750, not to exceed \$1500 was set to make the repairs to the pillar caps and install the landscape lighting.

Dan Farrell then reported on the **Master Assn Annual Meeting**, which he had attended to represent Lodestone POA on Saturday, February 17. The bulk of the Master Association expenses center around the Lakeside Park, catching up on deferred maintenance and maintaining the restroom area, picnic pavilion area, parking lots and general grounds.

As owner of the Lakeside Park, the Master Association has a one-time opportunity to own the area known as the “buffer strip” to extend the property line closer to the waters of Deep Creek Lake. With this ownership, it may be possible to broaden the rights of the Master Assn members to include the placement of Adirondack chairs, kayak racks and possibly a swimming area. Without the ownership, the permitting authorities do not seem willing to entertain the permit. There is no guarantee that the additional rights will be issued but without the “buydown”, no broadening of rights will be considered. The Master Association would like each individual association to weigh in with a “yes” or “no” to proceeding with the acquisition. The acquisition of this land does not require additional contributions or assessments from any of the member associations; there is sufficient funding in the Master Assn checking account to complete the purchase at a cost less than \$10,000. After general discussion and questions, the Board unanimously agreed to give a “yes” vote to proceed with the **buydown purchase**.

Overlook Pass Signage -- Another item that was discussed at the Master Assn annual meeting was updated signage at both the bottom and top of Overlook Pass. Dan Farrell had received an electronic version of preliminary designs which have now been

forwarded to all Board members. There was discussion that this project will end up being a joint funding effort of Wisp, NLP and the associations whose names are listed on the directional on the sign at the top of Overlook Pass; however, it is still in the preliminary design stage so no action is required at this time. It is believed that the bulk of the expense will be born by Wisp and NLP.

Financials--Karen Myers had distributed the financial reports from year-end 2017 and a simple one-page spreadsheet with two columns for a suggested 2018 budget. Those items were reviewed by Dan Farrell, Treasurer, with those in attendance. It was decided to develop the 2018 budget by using \$575 (just a \$25 per year increase) for the per lot assessment and generally using the line items suggested by Karen with exceptions being to add for the annual POA meeting, entrance pillar repair and lights and gate maintenance. Karen will distribute the updated budget form for confirmation from the Board members.

Architectural Committee – DeeDee Turner asked whether there were any pending architectural approvals and Karen responded that she had not heard of any. DeeDee mentioned that she has noticed one or more satellite dishes for television reception that have not received architectural approval according to the Declaration (paragraph 8.8). It was decided to add a reminder to all owners that they must obtain architectural approval prior to installation of a satellite dish.

Signs – there was discussion about signs remaining on the lots that NLP had sold and new for sale signs. Karen reminded all that the Declaration prohibits both for sale and for rent signs. Karen mentioned that there are a few kiosk signs like at Kendall Camp and North Camp that could be placed near the gate entrances for owners to be able to advertise their properties for sale or rent. There was no interest in adding something else in the gate area that would need to be maintained.

It was also decided that small signs that are placed at the sites of new construction must be removed within 30 days of construction completion. Preferably, the assigned house numbers should be installed early in the building process so that the address can simply be given for deliveries. Karen was asked to add this item to the list of “Reminders” that she is compiling.

Gates – Karen will post a sign for a few months on the gate entrances reminding Fedex, UPS and other contractors to contact Karen for their own gate code. Karen will try to get a key for Dan Farrell to unlock the gate mechanism for a complete re-boot when it isn't operating properly. It was also mentioned that the gate on Greenstone Way has been sporadically being open; Karen will double check with Sonya that there is no programming for auto open and then, if necessary, report the problem to Byco, the gate installer.

Parking – Karen was asked to add to the Reminder list that “No Streetside Parking” is permitted. Particularly during snowy times, cars parked on the street interfere with

plowing and with proper traffic flow. Karen will also remind the rental companies that we will look to enforce the “no streetside parking” if it continues.

Mowing – Karen was asked whether Tim Savage, our mowing contractor, has instructions not to mow where the houses have lawns. Karen responded that she has not given Tim such instructions; he should mow in front of every lot unless a homeowner is taking care of it themselves and don’t want the additional mower traffic.

Trash—Karen was asked to add to the Reminder list that all corrugated boxes should be flattened and placed inside the recycle container rather than being placed in the trash bins that use up volume without weight. She was also asked whether she monitored the emptying schedule. She responded that she checks the trash container weekly to advise Sunrise Sanitation whether they need to empty. She does have a preventive emptying on Fridays before holidays so that there is an empty container for the holiday period to prevent overflow on the ground.

The Lodestone Board wondered why the recycling container had been added without their action. Karen responded that Biltmore, Sandy Shores Heights and Lago Vista had all approved it, which was a majority, so it was added. Dan Farrell wishes that the recycle container could accept glass; Karen responded that she has tried but that the place where the container is emptied just cannot handle glass. Our only alternative is to take the glass to the county recycling centers.

Annual Meeting Date – After discussion it was agreed that the Lodestone Annual Meeting will be held on Sunday, May 27, at 1:00pm in a meeting room at Wisp Resort Hotel. Karen will add a “Save the Date” to the dues billings and also to the Reminder list. She will also add a note asking for responses from owners who are interested in having a covered dish picnic at the Lakeside Park later that same day in the mid-to-late afternoon. It would provide an opportunity for owners to socialize and get to know one another as well as a chance to explore the Lakeside Park.

Member Notice of Board meetings – Karen will ask on the “Reminder List” for owners to notify her if they want other than email notice of board meetings. Notice of future board meetings, when scheduled, will be sent to owners with a call-in number if they want to listen.

The Board meeting was adjourned at 2:24pm.

Respectfully submitted,
Karen Myers
Association Manager

