

Lake Holiday

**Master Planning Task Force
Meeting Minutes
January 20, 2005
6:30 P.M. Community Center
DRAFT COPY**

Attendees:

LHCC Board Members: Chris Allison, Frank Heisey, Dave Ingegneri, Chuck James, Michelle Patterson, Judy Platt, Dolores Smith, Tom Wallace. Absent: Kris Tierney

Utility Board Members: Jim Masland, Matt Moore, Bob Mullin, Ken Murphy, Tom Newman, Mike Perry. Absent: Joe Marcus, Denise Lee

Other Attendees: John Conrad, Chuck Maddox, Earl Sutherland

The meeting was called to order at 6:35 P.M.

The agenda was approved with item #12 removed (restoration of the Summit Center). This issue will be discussed at future MPTF meetings.

Open Forum was not pursued due to the PHRA update from Earl Sutherland and Chuck Maddox.

Earl Sutherland and Chuck Maddox presented information, pricing and graphics on the current status of the work they are performing at Lake Holiday. Both the LHCC and LHEUC Boards believed the presentation to be thorough and informational. A brief synopsis of this presentation is listed below.

Presentation Synopsis and Agenda Items :

1. Chris Allison noted a meeting with PHRA is scheduled for next Tuesday, January 25, 2005. At that time LHCC will deal with issues of planning and staging.
2. The focus of tonight's meeting is a PHRA update and work status.
3. The wastewater treatment plan project is behind schedule. The plan is to bring the project to fruition within 6 – 8 weeks.

PHRA/YEIDERS RUN UPDATE:

Chuck Maddox:

- Chuck presented an additional cost of \$115,000 sought from APAC. Their price assumes extra costs for drilling, additional guard rails and bridge abutment elevation. Once the project starts the road will be closed. An all weather bypass road is not acceptable because it will cause safety issues and additional costs.

Therefore, Lake Holiday is looking at 3 months of construction. Moreover, transportation services will have to be considered, such as signage, etc. Frank Heisey raised the following question: the base price has been received, however how can we control all of these extra contingency costs? Can the cost of the project be provided as one contracted fixed number for each line item?

The Board has an ongoing concern about the status of APAC's progress. Hidden costs, budget concerns, weather and office constraints have all accounted for certain delays. For example, if there has to be a change in the bridge abutments, that could change the cost. Also, the January 4 price from APAC included other items that were not previously discussed. To that end, would a simple bridge replacement suffice, or would box culverts be a better, more cost-effective option? The box culvert option could shave off \$35,000 off the price of the simple bridge repair. Chuck and John Conrad stated a simple bridge repair, albeit more expensive is the recommended option because it will last longer, provide less backwater effect and better drainage, especially during periods of heavy rains when the watersheds are at full capacity. However, a box culvert repair would cost less and take less time.

- Frank Heisey made a motion to develop a geotechnical design for a box culvert option, due to his rightful concerns on cost and time constraints. Chuck James made a motion to stick with the simple bridge repair option. Consequently, the LHCC Board approved a motion to move forward with two alternative site plans for the Yeiders Run project. First, Chuck Maddox will develop a geotechnical design for a box culvert option for Yeiders Run. He will provide an aggregate cost figure and designs. Second, a site plan will be developed for a simple replacement of the bridge without box culverts. The LHCC Board will receive this information in February. The target start date for Yeiders Run is now May 1st, 2005.

Earl Sutherland:

- Earl discussed the future development of the Dogwood Drive/Mill Court area. The initial timeline did not include the projected growth. The project on Dogwood drive provides a terminus for wastewater and it becomes a launching pad for pump stations 10, 11, 12. Lift station #13 will have to be placed further to the west. The completion of this project could produce an additional 70 water and sewer lots. Fire hydrant tests have been conducted. The estimated price of this project is \$921,000 with built in costs for utility growth and 20% added fees for contingencies. This price breaks down to approximately \$13,000 per lot. The project will encompass all of Dogwood to Mill Court Roads.
- Chris Allison made the motion to enlist the aid of the Development Executive Committee to work closely with Earl Sutherland to facilitate the Dogwood Project. Also, Dave Ingreneri will follow up to verify the deeds of LHCC owned lots. The Board approved the motion.
- The motion was made to move forward with the engineering of the force main at Lift Station #13. The LHEUC Board approved the motion to spend \$15,000 of engineering expenses on lift station #13.

- Progress is being made on the development of an emergency plan in the event of a dam failure. This project should be a priority.

ROADS: The LHCC Board believes there has been an inconsistency with APAC's compliance with the contract. There is supposed to be an on-site reviewer of the paving process, however, no reviewer has appeared. The county will replace standard street signs, but not customized street signs.

The situation with the manhole covers needs to be addressed.

YEIDERS RUN: The LHCC Board decided this project will be delayed until May 1st due to several constraints including but not limited to, weather, other road construction/paving, cost efficiency, new quotes from Chuck Maddox and timing issues due to the closure of the bridge. The LHCC Board is seeking to make this project more cost-effective and timely for the membership.

CLUBHOUSE UPDATE: The clubhouse project is currently \$799,320.00 over budget. Frank Heisey provided a list of options at the January 15, 2005 Town Hall meeting. These included the elimination of an open staircase, 60 parking spaces, certain landscaping, etc. However, presently the Board is exploring the option of razing and rebuilding the clubhouse. A decision has not been made. However, estimates have shown price options for a new building are significantly less than a refurbishment of the old building. Many considerations have entered into this project including costs and the growth of Lake Holiday.

GATEHOUSE UPDATE: The completion date for the Gatehouse is March 1, 2005. The general consensus of the LHCC Board is this project is moving along in a satisfactory manner.

ROAD SIGN UPDATE: Dave Ingreneri suggested the Frederick County Emergency Services group is strongly suggesting we use reflective road signs, or reflective letters and images on the road signs. The County will pay to replace street signs, but not the Lake Holiday signs.

SECTION 7 and SECTION 10: Miller and Smith awarded the contract for installing water and sewer lines in Section 7. Section 7 work will start before Section 10, but should be finished before March 1st. The target date to begin work on Section 10, will begin shortly after March 10 and will comprise most of the 2005 calendar year.

GOLF COURSE UPDATE: John Conrad stated that the attorneys for the purchaser agree there is clear title for the golf course. However, the purchaser is reticent to move forward because the seller has raised the price and imposed conditions which are not conducive to a sale. John Conrad will continue to update the Board on this issue.

ROADS 2005: Mike Perry and Frank Heisey will be meeting about this issue and will present more information at the next Board meeting.

MAIL STATION, BUS PICK UP, ETC: Chuck James and Dave Ingreneri met with the Frederick County School System. They have strong concerns about coming through Lake Holiday during inclement weather. Therefore a motion was made to move forward on planning for Parcel K to house RV/Boat Storage and Mailboxes. The Bus stop for Lake Holiday school children will be located at the current RV storage site. A fence will be erected to provide easy

access for busses, schoolchildren and parents. The LHCC Board approved the motion to move forward on this project. The target date for completion is August 31, 2005.

CAMPING SITE: The LHCC Board of Directors reviewed the camping site at Lake Holiday and decided it will no longer be available on a 24 hour basis. There have been several instances of unattended fires from guests. Therefore, the LHCC Board has decided to change the rules. The area will now be designated as picnic/camping area to be used from dawn to dusk. No fires will be allowed. However, gas and electric grills are acceptable as long as they are not left in the camping area.

The Board asks the Memberships' cooperation for this rule change. The concern for the safety of both residents and guest outweighs the convenience of a 24 hour camping site.

The meeting adjourned at 8:45 P.M.

The next Master Planning Task Force meeting will be held Thursday, February 17, 2005 at 6:30 p.m.

Respectfully Submitted,

Judy Platt
Secretary