

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting February 9, 2011

The February LMCA board Meeting was held on Wednesday, February 9th, at the home of Delia Riso, 6269 Chaucer View Circle. Members Present: Dan Aminoff (President), Loren Scieurba (Vice President), Delia Riso, Joel Kaplan, Bill Menzies, and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Noreen Hagerty-Ford, Bill Evans, Chris Dale, Norm Taylor, Estella Laguna, Bill Evinger and Grace Hughes. Absent was Linda Carter. Dan convened the meeting at 7:00 p.m.

Secretary's Report

Heather reported that she had sent the updated directory to Dan with only a few outstanding questions about the status of residents listed. She also reported that she had sent emails to those residents, who according to her records, didn't currently have the proper Landmark Mews vehicle decals. She then asked if everyone had gone over the minutes.

Delia Riso moved to approve the minutes. Loren Scieurba seconded. Approved 6-0, Absent 1

President's Report

Dan started by saying that he was generally pleased with the snow removal process and with Valley Crest's efforts although there were a few residents who felt that there wasn't good enough curb to curb service. One reason for the dissatisfaction is that residents could be shoveling snow from their property onto the common roads and sidewalks so Dan reminded everyone to be conscious of where they are putting the snow they shovel. Delia expressed that the snow removal over the last month was the best she had ever seen. Dan added that the pre-treatment for the ice and snow had also significantly helped with the melting of the snow and ice on the sidewalks and roads. He continued by saying that the cost for the pre-treatment was worth it based on the results.

Dan then moved on to discuss the compilation of the Landscape Advisory Committee. He asked that the Board approve Estella Laguna as chair for another two year term. Estella said that Noreen Hagerty-Ford had expressed an interest in joining the committee and that she would also like Janean Wood, who has landscaping experience, to complete the committee roster. Noreen said that Kathleen Ryan also wished to join and Simon Bennett expressed his willingness to remain on the committee. Estella was against having five people on the committee and wished to keep the committee at only three members. Bill Menzies didn't like the idea of turning down volunteers, especially when there were so many other instances where it had been so difficult to find volunteers. Bill Evans, Noreen and Simon agreed and felt that anyone who was interested should be permitted to serve on the Landscape Advisory Committee. Estella again expressed her desire to keep the committee at three members because of how difficult it had been previously to find a time for all committee members to find time as a group to go through Landmark Mews. She continued by saying that there should be three members, who would decide the time and date of the walk through, but that anyone who was interested could participate in the walk-through itself. After much discussion it was decided that the committee would consist of five members.

Delia Riso moved to approve Estella Laguna as chair of the Landscaping Committee and Kathleen Ryan, Noreen Hagerty-Ford, Simon Bennett and Janean Wood as members. Bill Menzies seconded. Approved 6-0, Absent 1

Financial Report

Marty McDonald started by reporting that there had been no projects completed in the past month therefore there had been no out of the ordinary expenditures. He continued by saying that the cost of snow removal during the month of January was \$4,175. He then moved on to discuss the digitization of the records by saying that he had installed a program on his computer so that all future documents would automatically get digitized.

Marty then moved on to discuss the reserve study / lighting study. He had sent out eight or nine letters and had gotten a response from one company, Kipcon, who he thought could best accommodate the needs of Landmark Mews. Kipcon recommended doing a condition assessment as opposed to an engineering one and even suggested a consulting company, Energy Squared, which could assist with the evaluation of the lighting needs of the community. Marty explained that of the companies he had spoken to, this type of work wouldn't be included as part of the reserve study. Marty then passed out a draft of the contract proposal document he had put together with Energy Squared and explained that the study would probably cost between \$4,000 - \$5,000. Delia asked why it was necessary to pay that much for a lighting study and Dan said that it had been discussed previously and that it was the consensus of the Board and residents that lighting needed to be greatly improved throughout the community. Dan then suggested that Marty send out a few more letters in the hopes of obtaining some more bids for the work. Roger suggested contacting Dominion Power since they may know of a good company to conduct the lighting study.

Property Report

Roger began by saying that there had been a sprinkler head damaged by the snow and that Valley Crest was aware of the issue. He then repeated the list of projects that he had discussed at the January meeting which included: tree trimming in the alleys of Chaucer View Circle, minor wall repairs, beautification of the berm, light work throughout the community, beautification of the Manchester Way entrance and tree replacements in the cul de sac on Stevenson. He then asked about the process for fining a resident who had violated the parking policy. Grace Hughes spoke up about her unhappiness with the current parking policy and how she didn't appreciate someone knocking on her door warning her to move her car or she would be given a notice. She continued by saying how it seems ridiculous that the Board seemed more concerned over protecting empty parking spots and visitors to the community than the actual residents themselves and felt that the current method was bordering on harassment. Bill Menzies said that currently, Landmark mews ends up with a lot of empty pavement in the parking lot and Dan agreed, but also stated that there just simply isn't enough room for every resident to be able to park a third car in the parking lot. Loren suggested tinkering with the current hours when residents are allowed to park in visitor parking and Joel suggested simplifying the fining process. Dan said that before adjusting anything he would like to wait a couple months and also until everyone has the proper decals.

Covenants Committee

Bill Evinger reported that there hadn't been any modification requests so far in 2011 and passed out the summary of requests for 2010. He then expressed his desire to purchase either a computer for the Covenants committee, or a drive to be used for Landmark Mews documents that he could use with his current computer. He also asked about the possibility of cloud computing and Dan said that with the new ftp site that would be the best way to go. Dan also reported that the issue with the Foster's moving their fence had been resolved and approved. Noreen asked what the details of that request were, specifically why the fence needed to be moved and how far into community property would the fence encroach. She also expressed her desire that information like that should be made available in more detail to the residents of the community.

Other Business

Noreen expressed her thanks to Dan for sending the agenda to residents in advance of the meeting so that residents were better informed about the topics of discussion at the meeting. Bill Evinger stated that his wife had shown an interest in joining the Covenants Committee. Dan expressed his concern of two people from the same household serving on the committee and Bill said that if there were other volunteers that would be fine as well. The decision was tabled until next month.

Executive Session

As policy is not discussed in executive session, Dan closed discussion and the Board entered executive session.

Loren Sciorba moved to enter executive session. Bill Gaffney seconded the motion. Approved 6-0, Absent 1

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act.

There being no further business, Loren Sciorba moved that the meeting be adjourned, and it was seconded by Delia Riso so the meeting was adjourned at 9:00 p.m.

The Board's next meeting will be Wednesday March 9, at Bill Menzies home, 6313 Chaucer Lane, beginning at 7:00 p.m.

Respectfully submitted,
Heather McGhee

Secretary, LMCA