

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting May 11, 2011

The May LMCA board Meeting was held on Wednesday, May 11th at the home of Joel Kaplan, 6309 Chaucer View Circle. Members Present: Dan Aminoff (President), Loren Scieurba (Vice President), Linda Carter, Bill Menzies, Joel Kaplan, Delia Riso and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Bill Evans, Estella Laguna, Norm Taylor, Bill Evinger, Noreen Hagerty Ford, Kathleen Ladd, and Lea Abrams. Dan convened the meeting at 7:00 p.m.

Secretary's Report

Heather said that she had received information from about 10 residents in regards to the request placed in last month's newsletter asking them to send her their vehicle information. Beyond that, she said she didn't have anything else and asked if everyone had gone over the minutes.

Bill Menzies moved to approve the minutes. Bill Gaffney seconded. Approved 7-0

President's Report

Dan reported that the HOT Lanes Taskforce had met on Monday, May 9th and that he personally had met with Supervisor Penny Gross a few weeks ago, but that there really is nothing to report as not very much information is known or available. He continued by saying that the Board and Taskforce will hold another meeting on May 26th @ 7:00pm to further discuss the project. He then said that if there seemed to be a lot of community interest in the upcoming project then there would be a community meeting held in accordance with the June Board meeting on June 15th at Samuel Tucker Elementary School @ 7:00pm. He finished by offering his praise and thanks to the LAC for completing their second tour of the community and offering their findings to Roger.

Financial Report

Marty started by saying that during the month of April, Roger had completed several items from the LAC's report and that some alley repair work had also been completed for a total combined cost of \$1,500. Beyond those two expenses, there was nothing out of the ordinary to report.

Marty then moved on to discuss the reserve study. He said that the study had been completed and that they had returned two versions to him. One in which asphalt work was done now and one in which repair work was done now with the major asphalt work done in 2015. Another topic discussed in regards to the reserve study is the possibility of taking money from the unrestricted reserve and transferring it to restricted reserve. Another option would be to charge a new home buyer a percentage of the purchase price to compensate for the fact that those who have lived longer in Landmark Mews have contributed more money to upkeep and maintenance of the community. Joel said that he doesn't like that idea because it would punish residents who didn't live in the community for very long. Noreen agreed by saying that the appearance of the community is reflected in the price of the home.

Property Report

Joel asked about the possibility of placing a speed bump at Chaucer View Circle and Chaucer Lane because of the large number of people who ignore the stop sign. Roger disagreed with the idea and Norm Taylor said that he believes the issue is speeding because no one actually knows what the speed limit is throughout the community.

Roger updated the Board on the mason work needed on the brick walls of the community. He had gotten two bids, one for \$75 per hour and the other for \$30 per hour. He strongly recommended going with the lower bid. He continued by saying that he had completed about 70% of the projects suggested by the LAC and he asked for help in organizing the remaining projects that needed to be completed. He also added that he's hoping to use the same person who offered the low bid for the masonry work to also complete some of the other maintenance projects throughout the community.

Bill Menzies moved to approve a maximum of \$2,500 for the maintenance work. Delia Riso seconded. Approved 7-0

Bill Menzies moved to approve a maximum of \$2,500 for the masonry work on the wall. Bill Gaffney seconded. Approved 7-0

Covenants Committee

Bill Evinger reported that there were no pending requests. He also said that the spring inspections would begin on May 12th and that they would be conducted by members of the Covenants Committee since an inspection company wasn't hired in time to conduct them. He then asked whether the color of a resident's porch lantern was something that the committee members should be enforcing. Dan answered that style, size and compatibility are the issue, and not specifically colors.

Bill Evinger concluded by asking about the possibility of offering a small monetary gift to the Covenants Committee members who were doing the spring inspections. Bill G. thought it was a good idea and that it was a nice token of appreciation to those who had volunteered their time, but Linda wondered why they should be paid since they were volunteers. Delia, Bill M., Joel and Loren agreed with her, especially since other residents had put in their personal time on other projects without pay. Being that there was no sense of majority, Dan tabled the discussion and no vote was taken.

Other Business

Joel asked how aggressive he should be with those who illegally park in the fire lanes and it was decided to put a friendly reminder in the May newsletter reminding everyone where it is, and is not acceptable to park their vehicles. The final issue discussed was how to better know who the renters in the community are as to make sure they are aware of community events and the rules and regulations that they should be following.

There being no further business, Joel Kaplan moved that the meeting be adjourned, and it was seconded by Bill Gaffney so the meeting was adjourned at 8:54 p.m.

The Board's next meeting will be Wednesday June 15th, at Samuel Tucker Elementary School / Joel Kaplan's home, 6309 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,
Heather McGhee

Secretary, LMCA