

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting July 13, 2011

The July LMCA board Meeting was held on Wednesday, July 13th at the home of Delia Riso, 6269 Chaucer View Circle. Members Present: Dan Aminoff (President), Linda Carter, Joel Kaplan, Delia Riso and Bill Gaffney. Also present were Marty McDonald (Treasurer), and Roger Casalengo (Property Manager). Homeowners in attendance were several Bill Evans, Chris Dale, Noreen Hagerty Ford, Kathleen Ryan, Simon Bennett, Lea Abrams, and Tim Foster. Absent were Loren Sciorba (Vice President), Bill Menzies and Heather McGhee (Secretary). Dan convened the meeting at 7:00 p.m.

President's Report

In Heather's absence, Dan asked if everyone had gone over the minutes.

Linda Carter moved to approve the June minutes. Bill Gaffney seconded. Approved 5-0, Absent 2

There was discussion about possibly extending the brick wall and Roger was asked to get an estimate for the work. The extended wall wouldn't necessarily be a security benefit, but it would be a deterrent to people in the cul de sac. Residents were also reminded that it is illegal for cabs to park in the cul de sac, but that it was acceptable for commercial vehicles to do so. Dan went on to report that recently there was an anonymous letter placed on his doorstep saying that there are those who are not placing their trash in the required black bags, and also asked that residents refrain from using their grills in the alley ways. In addition, the letter asked that the trees be better trimmed along the alley ways and asked that residents keep their porch lights on. Dan will put reminders on these issues in the July issue of the Mews News.

Dan moved on to discuss the I-395 HOT Lane Task Force and reported that a meeting with VDOT will take place on July 27th. He also said that the Watergate at Landmark is now involved with their city representative and that everyone was still waiting to hear VDOT's final plan. Dan continued by saying that a FOIA request had been put in so that they are able to inspect VDOT's documents. In addition, the taskforce has been engaging two law firms and discussed the right of way and the devaluing of the homes along Stevenson, which could possibly make those residents eligible for compensation. Dan then said that they are still proponents of the HOT lanes emptying along Seminary and that there will be a public meeting in September.

Financial Report

Marty started by saying that the water bill for the month of June was \$1,350. Marty then went on to discuss the reserve study and reported that there was currently \$195,000 in unrestricted reserves and \$185,000 in the restricted reserves. After reviewing the reserve study, Marty recommends moving \$150,000 from the unrestricted reserves to the restricted reserves. Linda Carter asked how the movement of funds would affect the CD's and Marty said he didn't think there would be an impact and that this move would

also put less pressure on the restricted reserve. Simon Bennett then suggested moving only \$100,000 as opposed to \$150,000.

**Linda Carter moved to move \$100,000 from unrestricted reserves to restricted reserves with some caveats. Bill Gaffney seconded. Approved 5-0, Absent, 2*

**This action was later determined to be in violation of the 2005 Budget Resolution. A vote rescinding this action will take place at the August 2011 Meeting.*

Property Report

Roger started by saying that Tyson's Tree Service would be taking down and removing the stump of the dead fir tree on CVC, and that they would also be trimming back other trees. He continued by saying that he will get a paving estimate for crack sealing and repair of the roadway at the Stultz CVC/Chaucer Lane Island. Roger then went on and said that he and Joel had spent several hours walking along the wall and marked the panels that need repair. Roger had since received a \$200 estimate to have someone look at the walls and advise as to the best course of action. He continued by saying that according to the licensed mason, the work on the wall is being done correctly and that the portion along Stevenson is in the most need of repair. The cost appears to be about \$50 per panel (74 panels total) and Roger finds the work necessary. In total it would be about \$15,000 to fix the entire wall, or if a lesser sum could be allocated so that he can do repair work as needed, that would be helpful as well. Roger then added that Tyson's Tree Service would also be removing the tree stumps of the fir trees they will be taking down.

Joel Kaplan moved to approve \$5,000 for brick work and \$200 for the stone mason. Linda Carter seconded. Approved 5-0, Absent 2

Covenants Committee

Bill Evinger stated that an owner attempted to install white windows and they had resubmitted for brown windows instead. He also reminded residents to keep their back yards clear of weeds and stagnant water.

Joel Kaplan moved to authorize Roger to remove the debris behind the wall at the end of Bedlington. Bill Gaffney seconded. Approved 5-0, Absent 2

Other Business

Joel brought up the fact that when he was surveying the brick wall he noticed that many back gates did not appear to have locks on them. Perhaps there were locks on the inside, but a few were unlocked entirely and easy to open. He reminded residents to make sure their back gates were secure.

Executive Session

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

Joel Kaplan moved to enter executive session. Bill Gaffney seconded the motion. Approved 5-0, Absent 2

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, Delia Riso moved that the meeting be adjourned, and it was seconded by Linda Carter, so the meeting was adjourned at 9:00 p.m.

The Board's next meeting will be Wednesday August 10th, at Delia Riso's home, 6269 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,

Heather McGhee

Secretary, LMCA