

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting August 10, 2011

The August LMCA board Meeting was held on Wednesday, August 10th at the home of Delia Riso, 6269 Chaucer View Circle. Members Present: Dan Aminoff (President), Linda Carter, Joel Kaplan, Delia Riso, Loren Scieurba (Vice President) and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Also in attendance were homeowners Bill Evinger, Bruce Wood, Chris Dale, Bill Evans, John Mastrojohn, Tom Craig, Margery LeTourneau, Beverly Sharp, Simon Bennett and Lea Abrams. Absent was Bill Menzies. Dan convened the meeting at 7:05 p.m.

Secretary's Report

Heather reported that she would be unable to attend the September meeting and asked that someone take notes in her absence. She then asked if everyone had reviewed the minutes.

Joel Kaplan moved to approve the July minutes with the addition of the names of those homeowners who were in attendance. Bill Gaffney seconded. Approved 6-0, Absent 1

President's Report

Dan started by saying that National Night Out was a huge success and expressed his thanks to Bruce Wood, Estella Laguna and Julie Kind for their help in setting everything up. He then moved on to discuss the bat issue that the community is currently dealing with. For whatever reason there are more bats than usual this year and he asked homeowners to make sure there were no holes or places for the bats to burrow and sleep on the outside of their homes. Another place they might go, he added, was behind the window shutters. Loren suggested the idea of building a bat house for the community and Linda Carter like the idea. Dan asked Roger to speak with Valley Crest to find out the cost involved.

I-395 HOT Lane Task Force Report

Dan reported that the task force had met with VDOT on July 27th where it was revealed that the flyover would be south of Stevenson Avenue, which was a clear victory for the community. He then went on to say that there was still the concern of more traffic in general on account of those working at the Mark Center, but VDOT claimed that there wouldn't be any additional vehicles. Dan then said that when the time comes, those with homes along Stevenson would vote as to whether they wanted a sound wall to help alleviate the traffic noise. Tom Craig then added that they were told that the height of the wall would be low enough so that you could see over if from your second floor windows. Bill Evans asked whether the addition of HOT lanes would make 395 wider, and Dan responded that basically the additional lanes will be made by narrowing the shoulder of the already existing HOV lanes. Dan went on to say that even though they had met with two law firms, because the community had gotten what it wanted, there was no need to proceed with either of them. Delia then expressed her gratitude to the task force for their excellent work.

Financial Report

Marty started by saying that he hadn't purchased any new CD's during the month of July and that there was currently about \$60,000 available in the Wachovia checking account. He continued by saying that interest rates are very low right now. He then reported that the only large payment from the last month was the bill for the brick wall restoration.

Property Report

Roger started by saying that Tyson's Tree Service had taken down and removed the stump of the dead fir tree on CVC, and that they had also trimmed back other trees. He then moved on to discuss a small area of common property that a homeowner had agreed to take care of if the area was brought back up to Landmark Mews standards, which would basically mean that the community would need to commit to sodding the area and the homeowner would take care of any future ongoing maintenance. He also brought up the Brampton Court project which would involve the repair and painting of the white stucco wall which is currently cracked from water damage as well as the power washing of the landscape timbers and installation of new lighting. Another project that he wished to complete is to fix the pathway behind the Wagner home. He explained that this was a project that had been previously approved by the Board, but that no work had ever been done. So, being that this project behind the Wagner home had already been approved, Delia suggested just doing the work. Marge LeTourneau asked whether by only re-stuccoing the wall on Brampton court, whether we would simply be covering up a problem and not fixing it and suggested the possibility of using brick instead of stucco. Linda suggested another option of doing a concrete overlay on the wall because it would probably be cheaper than brick. Dan then said that the wall had been there for 30 years and there was no evidence of it caving in and that the cost of hiring a structural engineer to come take a look at it would not be cost beneficial. Roger concluded that the cost to complete the Brampton Court project would be under \$4,000.

Bill Gaffney moved to approve the cost of \$4,000 for the Brampton Court project. Joel seconded. Approved 6-0, Absent 1

Roger then reported on the status of the repair work on the brick wall by saying that he predicts about another week and a half of work to go in order to complete the repair work and asked the Board for an additional \$2,500.

Bill Gaffney moved to authorize another \$2,500 to the repair work of the brick wall. Loren seconded. Approved 6-0, Absent 1

Roger then moved on to discuss the two estimates provided for the cost of the road repair work. One was for the complete overhaul and repair of the roads, concrete and sidewalks, and the other was for patchwork and resealing only. Linda suggested going with the complete repair work as it would help the resale value of homes. Joel asked how long the patch work would last if that was the option that was chosen, and Roger answered that it would depend on the weather conditions. Bill Evinger suggested that perhaps by doing the complete repair work now, it might prohibit people from purchasing homes in Landmark Mews because of the great cost and how it would affect the appearance of the

finances of Landmark Mews. Linda said that the money is already designated for the road repair, and whether it was spent now, or later, it couldn't be used for anything else, so why not just take care of the problem now instead of putting it off. Loren then added that the roads had been a continuous problem and that he was in favor of finally doing something to fix them. Dan agreed, and said that he was more concerned with the infrastructure of the community than how spending the money would look to prospective buyers. However, Bill Gaffney disagreed with the notion of spending such a large sum of money if there were other avenues to take such as doing the repairs with patchwork and resealing.

Delia moved to spend the \$168, 000 to do a complete repair of the roads, sidewalks and concrete. Loren seconded. Approved 5-0, Against 1, Absent 1

Covenants Committee

Bill Evinger stated that there had been no new modification requests during the month of July but that there were a couple of items that should be discussed in Executive Session.

Neighborhood Watch

Joel reported that there is a persistent problem of people rolling through the stop sign at Stulz Avenue and that the speeding throughout the community is out of control and brought up the possibility of installing speed bumps or tables in order to slow people down. Dan was opposed to the idea of speed bumps, but agreed that something needed to be done about the speeding. Joel then suggested the possibility of having an off duty cop patrol the neighborhood and ticket the offenders, of course there would be a fee for the services of the cop. Dan then suggested posting additional signage and also agreed to send a letter from the Board to those who are found to be speeding.

Other Business

Dan then brought up that the vote taken at the July meeting to move \$100,000 from the unrestricted reserves to the restricted reserve and explained that the action had later been determined to be in violation of the 2005 Budget Resolution and that a vote rescinding this action needed to be taken.

Loren Scieurba moved to rescind the previous vote authorizing the transfer of \$100,000 from the unrestricted reserve to the restricted reserve. Joel Kaplan seconded. Approved 6-0, Absent 1

Marty then brought up his desire to re-examine the viability of R/D# 05-8 because LMCA finances are different now than they were in 2005. He requested that the Board set the unrestricted reserve level to 25% of the succeeding years operating budget and transfer the remaining funds to the restricted reserve in order to complete the 2011 Reserve Study. Loren was opposed to Marty's suggestion as it would leave a minimal amount of money left in the unrestricted reserves for unforeseen expenditures. It was decided to table this discussion until the September meeting.

Bill Evans then extended his thanks to Noreen Hagerty Ford for all she had done for the community as she was about to be re-located.

Executive Session

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

Linda Carter 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 Scirba moved that the meeting be adjourned, and it was seconded by Bill Gaffney, so the meeting was adjourned at 10:20 p.m.

The Board's next meeting will be Wednesday September 14th, at Linda Carter's home, 6304 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,

Heather McGhee

Secretary, LMCA