

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES  
Board Meeting September 21, 2011

The September LMCA board Meeting was held on Wednesday, September 21st at the home of Dan Aminoff, 6360 Brampton Court. Members Present: Dan Aminoff (President), Joel Kaplan, Delia Riso, Loren Sciorba (Vice President), Bill Menzies and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Also in attendance were homeowners Bill Evinger, Bill Evans, Simon Bennett, Lea Abrams and Tim and Annie Foster. Absent was Linda Carter. Dan convened the meeting at 7:00 p.m.

**Secretary's Report**

Heather reported that she was currently working on updating the directory and that she would be sending it to Dan shortly for approval. She then asked if everyone had reviewed the minutes.

*Loren Sciorba moved to approve the August minutes. Joel Kaplan seconded. Approved 6-0, Absent 1*

**President's Report**

Dan started by saying that the deadline to file for election to the Board is 9/30 @ 5 PM. At this point, he continued, he had heard from five people who seemed interested, but that not all of those had filed the proper paper work. He then said that he encouraged people to file early because the Candidate Forum is scheduled for Sunday, October 2 at a yet to be determined location.

Dan then moved on to discuss the road work project. He said that the work had begun and that because of rain, one day had already been lost. As of the date of the meeting, 9/21, the re-milling was set to begin on October 3rd and that everything was scheduled to be completed by mid October.

**I-395 HOT Lane Task Force Report**

Dan reported that VDOT had released several documents, including an environmental assessment, air study and conceptual design drawings, which were all available online. He then said that the public meeting was scheduled for September 28<sup>th</sup> @ 5 PM. Tim Foster then wanted to clarify some issues regarding the sound wall. He explained that VDOT would determine, by running some tests, who might be affected by the noise from 395 and those are that are affected would be the ones voting either for, or against the sound wall. He continued by saying that the likelihood of the sound wall being made of brick was very small and that VDOT would have the final say on the design of the wall itself. Loren then said that once all the info was known, that it would be made available to the public and that the residents would be encouraged to make their voice heard. Dan concluded by saying that they would put together a noise wall subcommittee to help with the process.

## **Financial Report**

Marty started by saying that there had been a mistake in regards to the major infrastructure funds on the July Treasurers report, the mistake had since been caught and fixed so that the numbers appearing on the August report were accurate. He continued by reporting that there is currently \$108,000 in the Wells Fargo checking account as well as \$78,000 in ING. He concluded by saying that the brick wall restoration work had been completed at a cost of \$8,918.

## **Property Report**

Roger started by saying that it was decided to hire a project manager, Bill Hines, to help oversee the re-paving and re-milling project at a cost of \$100 per hour. He also reported that there had been about 20 homeowners who had requested work done to their driveways. He then moved on to acknowledge that there are currently several lights out throughout the community and that Alfredo would begin replacing light bulbs this week. He also said that two trees had been taken down at a cost of \$750. Roger then moved on to discuss a water flow issue at island of Chaucer View Circle and Chaucer Lane. Currently the water doesn't move and tends to pool on the roadway because there is no slope. He reported that VA Paving had suggested re-working about 70 feet of curbing in order to help with the water flow but the total cost to do so was still unknown. Once an estimate is known, then he will report back to the Board for a vote. Roger concluded by asking for the Boards permission to buy lunch for the Aurthur Construction workers for all their hard work on the re-paving and re-milling of the roads and sidewalks.

*Bill Gaffney moved to approve the purchase of lunch for the workers in the amount of \$100. Joel Kaplan seconded. Approved 6-0, Absent 1*

## **Covenants Committee**

Bill Evinger stated that the fall re-inspections had been completed and that residents with required items still remaining undone would receive letters asking them to provide a time schedule for their intended correction of the issues.

## **Other Business**

Joel asked that the Board seriously look into the possibility of getting bat houses for the community on account of the many bats that seem to have taken up residence in Landmark Mews. Loren agreed and reminded everyone that he had made the same suggestion at the August meeting. Dan then asked that everyone take the time to go over the 2012 proposed budget that Marty had distributed so that it could be discussed at the October meeting.

## **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 Menzies 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 Joel Kaplan, so the meeting was adjourned at 8:30 p.m.

The Board's next meeting will be Wednesday October 12th, at Linda Carter's home, 6304 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,

Heather McGhee

Secretary, LMCA