

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting September 12, 2012

The September LMCA board Meeting was held on Wednesday, September 12th, at 6304 Chaucer View Circle. Board members present were: Bill Gaffney (Vice President), Linda Carter, Dan Aminoff, Joel Kaplan, Tom Craig and Bill Evans. Absent was Board member Maria Santos. Also present were Roger Casalengo (Property Manager) and Marty McDonald (Treasurer). Also in attendance were homeowners Chris Dale, Nancy Bauer, Simon Bennett, Michael Davids, Tim and Annie Foster. Dan convened the meeting @ 7:05pm.

Secretary's Report

Dan presented the minutes from the August meeting.

Bill Evans moved to approve the August draft minutes. Joel Kaplan seconded. Approved 6-0.

Financial Report

Marty stated that all the expenses for August were in line, there were not any unusual expenses and that all is going according to the proposed budget. Mary also said that all vendors and independent contractors have completed W-9 forms and that they are on file with the Association.

Property Report

Roger began by saying that the Welcoming Committee had spoken with all but three of the 148 homeowners in Landmark Mews. He then presented several projects for approval of the Board.

- Additional tree work on the Berm (\$1,500 -\$125 =\$1,375)
- The inside of the perimeter at the Bedlington gate is falling down and needs repair (\$700)
- Landscaping projects (\$10,000, but final cost will only be \$5,000 due to a coupon we received from Valley Crest upon renewal of our contract with them last year)
- Beautification project at the mail box adjacent to Manchester Park
- Beautification of the driveway entrance on Manchester Way
- Beautification to the island at the corner of Chaucer Lane and Chaucer View Circle
- Fence proposal from Arlington Fence Company for the entrance to the community at the end of Landmark mews Drive cul-de-sac

Linda Carter moved to approve all projects. Joel Kaplan seconded. Approved 6-0

Color Palette

The Board discussed the approval of the new color palette. The desired palette is the current Colonial and Chesapeake color palettes from the McCormick Paint.

Linda Carter moved to approve the new color palette. Bill Gaffney seconded. Approved 6-0

Architectural Standards

There was a discussion on what architectural standards apply to mirror image units, and it was clarified that these standards are set by the Board and not the Covenants Committee. So that the mirror image units could be inspected in daylight, the discussion was then tabled until next month.

Board Elections

Dan reminded everyone that there are two Board seats available in the upcoming election and that September 21st was the deadline for any potential candidates to file their petition of candidacy, which must be delivered to Steve Rochon, the Chairman of the Elections committee, by 5:00 PM on the 21st. The Board will also host a Candidate's Meet and Greet at 3:00 PM on Sunday, September 30th in Manchester Park.

Other Business

With the retirement of Marty McDonald as Treasurer it was decided that September 24th-25th would be good dates for the Board to meet to discuss applicants for this position.

There being no further business, Bill Gaffney moved that the meeting be adjourned, and it was seconded by Linda Carter, *Approved 6-0*, so the meeting was adjourned at 9:00 PM.

The Board's next regularly scheduled monthly meeting will be on October 9th at Linda Carter's home, 6304 Chaucer View Circle at 7:30 p.m.

Respectfully submitted,
Heather McGhee
Secretary, LMCA