

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting December 14 , 2011

The December LMCA board Meeting was held on Wednesday, December 14th at the home of Delia Riso, 6269 Chaucer View Circle. Members Present: Dan Aminoff (President), Joel Kaplan, Loren Scieurba (Vice President), Delia Riso, Bill Menzies, Linda Carter and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Bill Evinger (Covenants Chair), and Heather McGhee (Secretary). Also in attendance were homeowners Bill Evans, Jim Brodsky, Bruce Wood, Simon Bennett, and Chris Dale. Dan convened the meeting at 7:00 p.m.

Secretary's Report

Heather noted that there had been one change in the draft version of the November minutes that had been circulated to the Board members, then asked if everyone had a chance to go over the minutes.

Linda Carter moved to approve the November minutes. Joel Kaplan seconded. Approved 7-0

Financial Report

Marty started by saying that he had closed out the VA Commerce CD and bought a \$40,000 Alliance CD. He continued by saying that there were a couple of unusual expenses from the previous month. The first was that the insurance payment had been completed and the second was the \$1,072 legal payment made for the Fair Housing presentation that was given at the November meeting. Most Board members seemed surprised at the high cost of the Fair Housing presentation and Dan asked that Marty send him a copy of the bill so that he can look into it more closely. Linda then asked that before having a similar presentation in the future she thinks the Board should ask for a pre-brief so that it can be determined that the presentation is actually geared towards Landmark Mews.

Property Report

Roger started with the competing bids of Brickman and Valley Crest for the Landscaping contract. He explained that he wanted a company that could do everything and that he had asked Marty to take a look at the initial bids and come back with some suggested changes so that both contracts were identical in the services they were offering. With these changes it was easier to compare the bids and even though Valley Crest returned a slightly higher cost, Roger believed that using a known contractor would offset the increased cost. In addition, Valley Crest was offering a \$5,000 certificate on any future landscaping costs, which would actually bring the cost lower than Brickman. The Board agreed with Roger about using Valley Crest, as they already had a relationship with the company and they were familiar with the grounds of Landmark Mews.

Delia Riso moved to approve Valley Crests 5 year Landscaping contract. Joel Kaplan seconded. Approved 7-0

Both Dan and Bill Menzies offered their thanks to Roger and Marty for all the time and work they had put into the Landscape contract.

Roger then moved on to say that he had been looking into lights for the community. Linda suggested that before making the final decision on the lights, if it would be possible to see the lights and how bright they may or may not appear. Roger said that he had been dealing directly with a lighting representative and that yes, viewing the lights beforehand was a necessity. Roger finished by reminding everyone that the current cost for two ballast lights is \$900, which is ridiculous, and also the reason for looking into other alternatives.

President's Report

Dan reminded everyone that the current trash removal contract will expire in June 2012 and that come January 2012 the community will face a significant cost increase. Based on the fact that Bruce Wood had negotiated the previous contract back in 2009, he had asked him to look into it again. Bruce explained that the previous three year contract had incorporated a couple of price increases and that in his current negotiations with AAA he hoped to avoid the January 2012 increase by working to renew the contract before it expired and get a better deal for the community. Bruce went on to say that AAA was receptive to retaining Landmark Mews' business and that he was able to work out a new three year contract at a lesser cost in 2012, than the current contract. Bill Menzies thanked Bruce for his effort and especially appreciated the fact that he was able to reduce the cost, but wanted to encourage the Board to get competitive bids for future contracts.

Delia Riso moved to renew the AAA trash pick up contract. Bill Gaffney seconded. Approved 6-1

Covenants Committee

Bill Evinger stated that there had only been one modification request since the last meeting.

Other Business

Jim Brodsky expressed his appreciation to the Board, and Roger for all the personal time they offered to the community but wanted to offer his objection to the cost and end result of the paving project. He continued by saying that it seemed that Va Paving had done more damage to the sidewalks and roads, in some cases, than what was there before. He then said that he believed that when it came to several hundred thousand dollars being spent on a project, that every effort should be made to make sure that the community is getting the best possible price for the work, and being that the paving project was sole sourced, he didn't believe that to be the case. Dan then reminded everyone that if anyone would like to report damaged areas to please contact him because Va. Paving would be back, at no additional cost, to do repair work. He also explained that on account of the damage, the entire bill had yet to be paid to Va. Paving. Jim again brought up his issue of the Board not receiving a competitive bid for the work, and Dan explained that since Va. Paving was unaware that they were the only bidders, they gave a fair and good price for the work. The Board said that they would definitely take Jim's comments under advisement the next time they were dealing with a major expense.

Being that this was his last meeting as a Board member, Bill Menzies expressed how much he had enjoyed his time on the Board and just wanted to leave the Board with his request to get competitive prices for upcoming projects. Dan offered his thanks to Bill for his service.

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. Seconded by Loren Scieurba. Approved 7-0.

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 Scieurba 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 regularly scheduled monthly meeting will be on January 11th at Dan Aminoff's home, 6360 Brampton Court at 7:00 p.m.

Respectfully submitted,
Heather McGhee
Secretary, LMCA