

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting January 5, 2005

The January LMCA Board Meeting was called to order at 7:35 p.m. by Lou Wagner at the home of Eve Holtzman. Members present: Virginia Addison, Simon Bennett, Suzann Evinger, Dan Ferezan, Eve Holtzman, Lou Wagner, and Bruce Wood. Officers/Committee Members present: Roger Casalengo, Bill Evinger, Karen Kovach, Marty McDonald. Others present: Chris Dale, Bill Evans, Carole Trimble. Noreen and Michael Kompanik, Leslie Knaup, and Estella Laguna.

1. Minutes of December 1, 2004 meeting were approved.
2. Financial Report: Marty McDonald reviewed the checkbook expenditures for December. Paid \$5400.00 for the Masefield Court Project, which was a partial payment. Board reviewed and approved recommended budget changes (See report filed with minutes). All paperwork will be forwarded to CPA (Warren O'Hearn) within the next 2 weeks for the annual audit. Treasurer completed all the forms and presented those requiring signatures to establish the Vanguard Fund.
3. Property Manager Report: Roger Casalengo distributed a written report (filed with minutes) and briefed on the status of Masefield and Brampton Court projects. Masefield project did not proceed as scheduled because of homeowner's failure to make timely decisions. Contractor will be paid for the work completed to date. Recommendation was made that a committee from LMCA landscape the area as an in-house project, rather than contract out; decision to be made in the spring. Suggestion was made to remind people of the Bradford Pear tree replacement by means of regular notices in the Mews News.
4. Covenants Report: Bill Evinger reported that letters have been mailed to residents having items remaining uncorrected from the spring inspection who have not contacted the Covenants Committee. Copy of inspection checklist was distributed; final checklist will be provided to all homeowners with the updated Architectural Standards when issued. Review of comments made to draft of Architectural Standards was deferred until February meeting.
5. Old Business: Lou Wagner appointed a committee to review LMCA standards in light of changing commercial products. Status of review to be reported in February and a draft report presented in March. Committee Chair is Bill Evinger, members: Nancy Williams, Dennis Flynn, and Dan Ferezan.

Bruce Wood reported that changes to Architectural Standards may be approved by the Board without a community vote; however, it would require a community-wide vote to change the provision that homeowners may assume approval of a request submitted to the Covenants Committee if the committee does not respond within 60 days.

Estella Laguna reported that the website has been redesigned; discussed the documents/info to be posted to the site, and discussed security and password issues.

Alternate locations for Board meetings are being explored. It was decided not to use public library facilities because of their early closing times. Board members will check out conference room facilities and make a recommendation at the next board meeting.

6. New Business: Suzann Evinger introduced Noreen Kompanik and made a motion to appoint Noreen to the Covenants Committee; Bruce Wood seconded. Motion passed unanimously.

Board President appointed Simon Bennett to chair committee to look at long-term reserve requirements and to standardize procedures for infrastructure needs assessments. Marty McDonald and Roger Casalengo were appointed to the committee.

Lou suggested that a welcoming committee be formed and asked Suzann to serve as committee chair. Kathy McGuth, Noreen Kompanik, and Estella Laguna were recommended as members. Intent is to standardize a process to ensure that all new residents are welcomed.

Meeting opened to comment/questions from guests.

There being no further business the meeting was adjourned at 9:20 p.m.

Respectfully Submitted,
Karen Kovach
LMCA Secretary