

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting January 10, 2007

The January LMCA Board Meeting was held on January 10th at the home of Dan Ferezan at 6358 Brampton Court. Members present: President Bruce Wood, Vice President Dan Ferezan, Simon Bennett, Loren Scieurba, Brenda Johnson (and Secretary), and Don Washington. Absent: Suzann Evinger. Also present: Marty McDonald (Treasurer) and Roger Casalengo (Property Manager). Homeowners present: Tim Foster, Ann Foster, Bill Evans and Chris Dale.

President Bruce Wood convened the meeting at 7:35 p.m. and welcomed new LMCA board member Loren Scieurba to the board.

1. **Approval of Minutes of December 2006 Meeting** – The minutes from the December 6th meeting were reviewed and approved with a motion a motion by Simon Bennett, seconded by Loren Scieurba.
2. **Covenants Report** – Covenants Committee Chairman Robert Ridgeley's resignation was submitted. Bruce Wood asked the Board to approve the nominations of Richard P. Fiske, 6302 Chaucer View circle, and Adrian Polk 6257 Masefield Court, to be members of the Covenants Committee, and to accept the resignation of Loren Scieurba, who was elected to the Board for a term beginning January 2007 and, pursuant to the by-laws, is unable to continue service on the Covenants Committee. Dan Ferezan so moved and Simon Bennett seconded the motion, which was unanimously approved.
3. **Financial Report by Treasurer Marty McDonald** – Treasurer Marty McDonald updated the Board on end-of-year 2006 financial status.
 - o There was an error in the November billing, so some 2006 income will be reflected in 2007.
 - o The finalized 2006 end-of-year figures will be based on the annual accounting audit.

The financial report was accepted and is available on the LMCA website.

4. **Property Report – Roger Casalengo**
 - o Property Manager Roger Casalengo updated the Board on the status of Bradford Pear trees. Aubrey on Chaucer Lane is removing 2 Bradfords, Goldsberry will make a decision in February, and Roger has been unable to contact Pelucci. He will follow up.
 - o Roger provided the Board with an update on outstanding property issues and a preliminary inventory of 2007 projects, which is available on the LMCA website. Roger will aggressively pursue pricing, so we can have a handle on projected dollars by March. These projects and estimates eventually will be incorporated into a revised multi-year budget plan the Board initially adopted in August 2006, also posted on the Mews website.
5. **Zoning Committee Report –**
Dealing with Local Communities – Annie Foster, Zoning and Land Use Committee
The Virginia General Assembly requires cross-jurisdictional coordination on

transportation issues. This is relevant because of the absence of any effective communication or coordination between the City of Alexandria and Fairfax County in the former's plans to redevelop the west end. Ann will check out congestion issues and report back at a later meeting.

6. **2007 Goals and Objectives – Bruce Wood**

Bruce provided a draft of 2007 Goals and Objectives that he prepared for the Board's review. The first 4 items provide an excellent start in focusing our resources. After discussion, the Board approved the adoption of the 2007 Goals and Objectives with minor change to add policy to review. The Board's goals are to:

- Protect the Financial Integrity of the Association
- Approve Improvements in Covenants Review Process
- Review the governing Documents
- Review Architectural Standards
- Other Matters Coming Before the Board

Bruce asked for comments or additions to the goals which led to discussions on parking and proper disposal of pet waste, which are ongoing issues in the community and will be reviewed in Goal III, the review of governing documents, possibly as a strategic goal of neighborly enforcement of enforcement.

Following adoption of the goals, Bruce asked Loren to lead a review of the Covenants Review Process initiative initially undertaken in 2005 and tabled in 2006. Furthermore, he asked Loren and Tim Foster to join Paul Edgell and himself in reviewing the governing documents (by-laws and declaration of covenants). Finally, he asked Dan to lead a review of the architectural standards, with Don Washington and himself participating. The Standards were last amended effective April 2005.

7. **Old Business – LMCA Security Study**

Several security tips and suggestions were made in the security study. The study states that crime is moving from the center city and suggested increasing candlepower on Stevenson Avenue, which Roger has recently done. Geography is LMCA's best deterrent, because there is only one access to LMCA. Bruce will send a letter to the security firm that did the security review, thanking them for the study, and will get the LMCA attorney's opinion on association liability if security suggestions are not incorporated. The Board will post the report's recommendations on the website and publish tips in the Mews News with references to what we can do to protect ourselves and property from crime.

8. **Other business**

- The Board was asked by Bruce Wood to approve the creation of a Landscape Working Group, to work cooperatively with the Property Manager in identifying landscape issues and to provide advice, as appropriate, in carrying forward the Board's landscape agenda. Simon Bennett and Brenda Johnson agreed to serve on the Landscape Working Group with Roger.

- The February meeting falls on Valentine's Day. The meeting was rescheduled for Tuesday, February 13th and will be held at Bruce Wood's home at 6362 Brampton Court.
- Estella Laguna invited anyone interested to provide suggestions for events to Michele Dropp or to present ideas at the Social Committee meeting on January 16th at 7:30 p.m. along with Roz McKennan, Linda Childs and Nancy Williams.
- Brenda Johnson was asked to update the Book of Resolutions. When updated, Estella will scan for posting.
- Marty passed out an article on recruiting homeowners to become involved in association matters.
- Brenda Johnson agreed to prepare the annual meeting minutes for the Board's review.

There were no homeowners' questions or comments and no executive session. Simon Bennett moved that the meeting be adjourned which was seconded by Dan Ferezan. The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Brenda Johnson
LMCA Secretary