

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting February 13, 2007

The February LMCA Board Meeting was held on February 13th at the home of Bruce Wood at 6362 Brampton Court. Members present: President Bruce Wood, Simon Bennett, Loren Sciorba and Brenda Johnson, Delia Riso, and Don Washington. Absent: Dan Ferezan (Vice President). Also present: Marty McDonald (Treasurer) and Roger Casalengo (Property Manager). Homeowners present: Estella Laguna, Tim Foster, Ann Foster, Bill Evans and Chris Dale, and Ladd Ryan.

President Bruce Wood convened the meeting at 7:35 p.m. and welcomed Ladd Ryan and Delia Riso.

1. **Approval of Minutes of January 2007 Meeting** – The minutes from the January 10th meeting were reviewed and approved with a motion a motion by Simon Bennett, seconded by Don Washington.
2. **Approval of Delia Riso as a Member of the Board of Directors and Ladd Ryan as Chairman of the Covenants Committee** – Bruce Wood asked the Board to approve the nominations of Ladd Ryan as a member of the Covenant’s Committee with the Board’s recommendation the Committee designate him Chairman of the Covenants Committee and of Delia Riso to serve out the remainder of Suzann Evinger’s term, expiring December 31, 2007. Both nominations were so moved by Brenda Johnson and seconded by Loren Sciorba. Both nominations were unanimously approved.
3. **Status Report on 2007 Goals/Projects**
Issue leaders that were appointed in the January meeting reported on the status of their review of 2007 goals projects:
 - o Architectural Standards Review – Dan Ferezan. Pending
 - o Governing Documents Review – Bruce Wood, Tim Foster and Loren Sciorba met with Paul Edgell. They will hold additional meetings in February.
 - o Covenants Review Process – Loren Sciorba. Pending.
4. **Covenants Committee Report**
The Board was updated on Covenants Committee actions taken during the prior period. Bruce noted that Covenants Committee matters will be reported in the monthly Board meeting minutes and reported in the Book of Resolutions, thereby enhancing transparency in Covenants Committee actions.
 - o The O’Leary request to install storage shed in the back yard within the perimeter of the fence was approved, subject to it not exceeding the height of the fence, as required by the Architectural Standards.
5. **Financial Report**
Treasurer Marty McDonald explained the January financial reports, which are posted on the Mews website at www.landmarkmews.com.
 - o Per auditor - 1099 interest reported from Alliance was off by \$35. Will get a new 1099.
 - o 2006 taxes will be filed by 3-15-2007.

- The Association by-laws require that no more than \$100,000 be deposited in any single institution, in order to stay within FDIC insurance ceiling. The Burke & Herbert CD expires in September. Discussion centered on whether to purchase a CD or put funds in a FDIC-insured money market account. The importance of balancing short term liquidity requirements with long term investments such as CD's was also discussed. Marty was asked to send the Board refined options, whereupon the Board could decide on this matter between meetings, as permitted by the by-laws.

6. **Property Report**

Property Manager Roger Casalengo updated the Board on outstanding property issues and preliminary estimates on an inventory of projects presented at the January meeting.

- Roger is in the process of getting bids for 26 potential projects for 2007 so that the Board can make informed funding decisions on which projects to execute and to update the 7-year plan.
- There are 11 light poles located in grassy areas and exposed to the grounds care that have been damaged by the lawn mowers. The skirts are gone and wires are hanging out. Bruce recommended to the Board that Roger be authorized to spend up to \$3,000 to begin now replacement of the most damages and vulnerable light poles. There was no objection from the Board.
- The arborvitae trees on Stevenson Avenue had bag worms. Roger is looking at alternative shrubs to plant in place of the dead and diseased arborvitae. He is also looking into setting up watering ports along Stevenson Road as an alternative to irrigation.
- The long-range budget plan addresses resurfacing the berm path. Roger will have bids at the March meeting for redoing the berm path with an edge treatment to maintain the integrity of the paving, extending the path and controlling water runoff.
- A water problem that occurred at a house on Manchester Way and adversely affected the two adjacent homeowners was the catalyst for a discussion on prudent maintenance activities in the home. Roger will put a tip in the Mews News addressing sump pump care and maintenance, water pressure valves useful life and importance of replacing before failure, and leaving hoses connected to the faucet during freezing weather.

7. **Zoning Committee Report**

Zoning committee Chairman, Annie Foster, updated the Board reported there are no new developments in the Landmark Mall redevelopment project. Annie is talking with Comp USA about picking up trash on its property.

8. **Other business**

- Homeowner Chris Dale asked about trash can protocol. Pick up and put away.
- Karen Kovach is giving up responsibility for editing the Mews News.
- Security assessment matters detailed in security consultant Jim Davis' December letter to the Board will be carried forward to the March meeting.
- Brenda Johnson was asked to prepare the annual meeting minutes for the Board's review.

There was no executive session. Brenda Johnson moved the meeting be adjourned which was seconded by Loren Sciarba. The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Brenda Johnson
LMCA Secretary