

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting February 18, 2008

The February LMCA Board meeting was postponed from February 12, 2008 because of an ice storm. The meeting was held on Monday, February 18th, at the home of Bruce Wood, 6362 Brampton Court. Members present: Bruce Wood (President), Loren Scieurba (Vice President), Bill Gaffney, Brenda Johnson, and Don Washington. Also present were Marty McDonald (Treasurer), Karen Kovach (Recording Secretary), Chris Dale (homeowner), and Simon Bennett (homeowner). Bruce convened the meeting at 7:30 p.m.

The minutes of the January 9, 2008 meeting were approved.

Covenants Committee Report - No new developments; no report.

Financial Report - Marty McDonald submitted the monthly financial report and the Audit Report for the year ending December 31, 2007 (filed with minutes). Marty presented a brief summary of investments, savings, and restricted reserves. The CD's are carrying high balances. The Wachovia Bank certificate of deposit has a balance of \$61,835.00 and the ING certificate of deposit a balance of \$50,000. Marty opened an E-Trade savings account that will earn 4.1% interest (higher than ING, currently at 3.9%), which will show on the February balance sheet. He added a sentence to the Restricted Reserve paragraph on the LMCA Financial Report that reads: "Included in Restricted Reserve (beginning in 2008) are Funds placed in Reserve for Unexpected Legal or Snow Removal Expenses." According to the 2007 Audit, the unrestricted reserve increased to \$152,825.00. [In accordance with a 2005 Board resolution, the unrestricted reserve minimum is required to be \$150,000, absent an emergency, upon which the Board may draw down the reserve if approved by a two-thirds vote.]

Property Report - In Roger's absence, Bruce reported that three bids had been received for re-routing sump pump drainage from 6318 Manchester Way. Currently the water is running onto the street, creating an ice hazard, particularly around the mail box. One approach is to run a pipe behind 6318 Manchester to exit onto Stevenson. The alternative is to connect a pipe to an existing storm drain and thereby keep all drainage off the street. One means of connecting into the storm drain would be to tunnel under the street; the other would be to dig a narrow trench across the street to the storm drain. Roger recommended connecting into the storm drain via a tunnel rather than disturbing the street. Bruce concurred, as did other members. Don Washington raised questions about the technical advisability of tunneling, whether there was a risk of a depression forming from the road bed settling. Don also recommended that Roger first evaluate two other areas in the community where sump pump water is draining into the street or onto the sidewalk. Don urged that those areas also be addressed now and all corrective drainage work be completed at the same time.

Marty agreed that the work needed to be done the right way, and suggested that the Board proceed carefully to ensure that the proposed solution doesn't result in damage to the road bed.

Bill Gaffney observed that going underground to the Manchester Way sewer is the shortest distance, which is the best approach. Bill stated that it would be prudent to have an engineer's opinion.

Simon Bennett questioned whether the community should pay for this work. Loren Sciurba explained the precedent (see January minutes). In short, LMCA is responsible for the drain that extends beyond the homeowner's property. Simon expressed his opinion that the Board needs to see a plan that addresses the technical issues and answers concerns about the long-term effects to the street and drain pipe, before approving the work.

Don advised to delay the vote until the Board obtains all information and clear answers to the questions raised. Bruce agreed to defer a vote until Roger could respond to the technical questions and examine the other drainage problems on Chaucer Lane.

Architectural Standards Review - Loren briefed on the status of the revised Architectural Standards. A summary of the changes will be published in the Mews News. A "track changes" copy of the Architectural Standards, which shows the current text and the proposed changes, will be published on the website. Loren mentioned a change to cover alternative materials for siding and paint colors and brand. The McCormick pallet is about 20-years old, and some colors are no longer in stock. Because any paint seller can mix a color, the review committee decided it wasn't necessary to limit homeowners to McCormick paints. A change to allow fiberglass doors instead of wood is also under review.

Brenda Johnson asked if the Standards specified care of fences. In the ensuing discussion, it was generally thought that care of fences is a covenants issue.

Security - Bruce reported that five vehicles were broken into Sunday night, 3 in visitor parking on Bedlington, one on Chaucer Lane, and one on Cottingham. Bruce will contact the police to see if an off-duty officer was present Sunday night and if additional patrols have passed through.

Separately, Bruce contacted Al Lenhardt, President and CEO of National Crime Prevention Council, who recommended a consultant, William H. Gordon Associates of Chantilly, VA. A representative called Bruce and set up a walk-around for 8:30 a.m. Monday, February 25. Thereafter, the Board will decide whether to commission an evaluation.

Other Business - Litter: Bruce noted that the area near the intersection of Stultz and Stevenson is a periodic eyesore. Don suggested Landmark Mews officially adopt the area to keep it clean. Occasionally someone walking a dog will pick up litter, but Bruce suggested a more coordinated and consistent approach to keeping the area clean. He asked the Board to consider options. No decisions were made.

Beautifying the Berm: Three proposals for improving the berm were received last year; all limited to replanting vegetation. Bruce suggested redesigning the area to make it functional. At least part of the area could be redesigned with a terrace and seating similar to Manchester Park, where community functions could be held and residents could sit, rather than just walk past. Don also suggested a "family-friendly" design that would attract families throughout the community.

Marty also recommended this approach. Bruce asked the Board to concur in pursuing this concept, and all agreed. Bruce also indicated that the berm redesign is separate from resurfacing the pathway and extending it to Chaucer View Circle.

There was no other business, and an executive session was not held. A motion to adjourn made by Brenda Johnson, and seconded by Loren Scirba, and approved unanimously. The meeting adjourned at 9:20 p.m..

The March meeting will be on Wednesday the 5th at Brenda Johnson's. The April meeting will be on Wednesday, April 9, also at Brenda's. The May meeting will be on Wednesday, May 14, place TBD.

Submitted,

Karen Kovach
Recording Secretary