

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting February 17, 2010

The February LMCA board Meeting was held on Wednesday, February 17, at the home of Joel Kaplan, 6309 Chaucer View Circle. Members Present: Loren Sciorba (President), Linda Carter, Bill Gaffney, Joel Kaplan, Dan Aminoff and Delia Riso. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Bill Evans and Lea Abrams.

Loren convened the meeting at 7:05 p.m.

The minutes of the January 13, 2010 meeting were approved.

After approving the minutes, Loren brought up the issue as to whether hard copies of the minutes are needed at the meetings since they are emailed to Board members prior to the meeting and they are also available on the website after approval. Some homeowners, who aren't on the pre-meeting distribution list, said that they still appreciated the hard copies, so it was decided to simply reduce the number of paper copies brought to the meeting. Loren then acknowledged the token of appreciation presented by the Board to resident Noreen Hagerty-Ford for being the driving force in returning bus service to Landmark Mews. He also reported that Board Member, Siham Wehbi had resigned which means that the Board needs to recruit a replacement. Marty said that in the past, when there has been a resignation from the Board, it was the practice to look back at the previous election and whoever received the next number of votes would be asked to serve. Loren stated that there is nothing specific in the bylaws to say who should fill a vacant Board Member's seat so it is up to the Board to find someone, then vote on their approval to join the Board.

Financial Report - Marty McDonald distributed the following handouts:

- LMCA Financial Report (January 31, 2010)
- LMCA Investments and Savings (January 31, 2010)
- LMCA Actual Expenses vs. Budget (January 31, 2010)
- LMCA Balance Sheet (January 31, 2010)
- LMCA CD Investments (February 10, 2010)
- LMCA Composite Financial report (January 31, 2010)

Marty started the report by drawing everyone's attention to the \$450 a month bad debt accumulation and reminding residents that at the end of the year this will be a huge expense. On a more positive note, he also brought up the fact that for the first time he can remember, the capital reserves had topped \$300,000 and reinforced that as a whole, LMCA is doing very well financially. He continued the report by discussing the current CD investments. In January, he bought another CD valued @ \$25,000 from ING Direct with an interest rate of 1.6% which will expire in January 2011. He also noted that another CD from ING Direct, which was purchased last February will expire on 2/25/10. So, in summary, LMCA currently has three 5 year CD's with Alliance Bank, all of which expire September 15, 2011 and six

1 year CD's with ING Direct, one of which expires this month and the rest not until the fall or early next year.

Marty continued by directing everyone to the LMCA composite financial report and asks if there would be any objections to using that report for talking points during future meetings in place of the multiple handouts he had previously distributed. He explained that the other handouts would still be available on the website, but the composite report would be a much abbreviated method to inform residents of the talking points of the financial records. Bill Gaffney agreed, and sees no problem moving forward with the composite report and Simon Bennett suggested simply adding percentages in the buckets of the composite report.

Loren moved to adopt the new abbreviated format of the financial report. Joel Kaplan seconded the motion. Approved 6-0

Loren then brought up the subject of snow removal costs. He stated that the estimate of snow removal for the past two storms from Valley Crest is \$3,900 with an additional \$865 expended to those shoveling.

Property Report - Roger Casalengo reported that the community was paralyzed by 54 inches of snow and emphasized the importance of residents being online so that they are in receipt of important information that Loren emails in regards to snow removal or any other community news. Dan Aminoff suggested setting up a good, old fashion phone tree because unfortunately it is impossible to require residents to own, or use a computer. Loren then asked that any residents who do in fact have an email address make sure they send it to him.

Roger continued by discussing the problem of frozen gutters which caused major damming issues. Lea Abrams, a resident who was greatly affected by this issue, explained that it may not always be the gutter, and stated that steps can be done to prevent it before it becomes an issue, such as making sure you don't have any overhanging shingles. Joel said that he recently ordered heater cables which will be strung through his gutters and will report back on their effectiveness.

Roger moved on to discuss the snow removal efforts. He said that all in all, the massive undertaking of plowing, shoveling and removing the snow went very well. He explained that Valley Crest charges by the size of the vehicle and luckily they didn't charge LMCA for the use of the Bobcat because it was brought in to correct an error made by one of their plow truck drivers. He continued by explaining that many shovelers were brought in to shovel out mailboxes, gates and fire hydrants. In regards to damage from the storm, Roger reported that a Cyprus tree fell towards Dan Aminoff's home and efforts need to be taken to remove the tree from his lawn. He also brought up the topic of finding out who is responsible for clearing and removing the snow from Stevenson Avenue. No district will claim responsibility. Loren stated that he had been in contact with Penny Gross's office trying to get this issue resolved once and for all.

Additionally, Roger brought up a lighting issue where fuse boxes have been overloaded which caused some lights not to work. He explained that something needs to be done to prevent this from happening

in the future such as spreading the fuses into multiple boxes as opposed to continuously adding fuses to an existing box.

Lastly Roger informed residents that LMCA has a new mailman named Mason.

Loren then formally recognized both Roger and Joel for their excellent work in organizing and taking charge of removing snow during the storms.

Social Committee - In Linda Childs absence, Loren brought up the topic of the social committee's request of the Board to purchase two sandwich boards to be placed at each main entrance of Landmark Mews for the purpose of announcing upcoming events in the community. The cost for each sign is \$277 for a total of \$554 and he questions the need for the signs. Joel Kaplan said that he would possibly use the signs to inform residents of news in regards to the neighborhood watch, but questioned whether they would get enough use to justify the cost. Roger Casalengo also said that the Property Committee would possibly also get some use out of the signs. Dan Aminoff suggested getting another bid because he's for the idea, but not the cost of \$554. Bill Gaffney asked why two signs were needed, and suggested possibly just purchasing one. Linda Carter stated that if the point of the signs is to inform residents of the goings on of the community, a taped note to her mailbox would be more likely to get her attention. Simon Bennett also brought up the point as to who will store the signs when they aren't being used. It was decided that the Social Committee should look for cheaper signs and the Board will revisit.

Other Business - Lea Abrams brought up the topic of having a spring garage sale and wondered why the community is opposed to such an idea. Roger Casalengo said that many years ago the consensus among the residents was that they didn't want the streets of Landmark Mews open to the public because it invited strangers into the neighborhood. The suggestion was then made to hold the yard sale on Landmark Mews Drive since it is technically outside of the Landmark Mews. Marty McDonald said that has actually been done before. Bill Gaffney wondered what the difference between an estate sale and a yard sale was because there have been two estate sales held in LMCA recently. It was explained that you can't prevent residents from inviting people into their homes as in an estate sale, but for a yard sale people would be roaming the neighborhood. Loren tasked the social committee with coming up with ideas for a spring yard sale to be held on Landmark Mews Drive.

There being no further business, Loren moved that the meeting be adjourned, it was seconded by Joel and the meeting was adjourned at 7:59 p.m.

The Board's next meeting will be Wednesday March 17, at Joel Kaplan's home, 6309 Chaucer View Circle, beginning at 7 PM.

Respectfully submitted,

Heather McGhee
Secretary, LMCA