

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting March 2, 2005

The March LMCA Board Meeting was called to order at 7:30 p.m. by Board President Lou Wagner at the home of Bruce Wood. Members present: Simon Bennett, Dan Ferezan, Eve Holtzman and Bruce Wood. Officers/Committee Members present: Roger Casalengo, Annie Foster, Noreen Kompanik, Karen Kovach, and Marty McDonald. Others present: Bill Evans, Tim Foster, Mike Kompanik, and Carole Trimble.

1. Minutes of February 3, 2005 meeting were approved.

2. Financial Report. See report filed with minutes. Marty McDonald reported that the audit has been completed and that this is the 15th audit done by Mr. Warren O'Hearn, and every year the books have balanced to the penny. Some minor journal entry errors were corrected (the Auditor moved some expenses from Miscellaneous Expenses to other Maintenance). The auditor recommended renaming "miscellaneous expense" column to "maintenance management" as more precise and to facilitate tracking expenses. Regarding the establishment of the Welcoming Committee, Marty will add a line in the expense column.

Dan Ferezan questioned the balance in the Restricted Fund column that showed expenditure from the \$44,400.00 accumulated from the \$25.00 increase in dues that was to be set aside to pay for the four major capital improvements identified as needed within 5 years: streets, curbs, sidewalks, and perimeter wall. The current reported balance is \$42,701.00. Treasurer will transfer \$1699.00 from Unrestricted Funds to Restricted Funds to bring the balance to \$44,400.00, in accordance with the commitment to let \$44,400 accrue yearly. Several suggestions were made for reporting this yearly amount separately from the overall Capital Improvements fund; however, the Board agreed they needed answers to questions of standard budget/audit practices, flexibility of the financial software, and terminology (specifically regarding the term "restricted"). Marty McDonald will consult with Mr. O'Hearn and report back to the Board.

3. Property Manager Report. Roger Casalengo reported that some homeowners have objected to the decision that Bradford Pear tree removals from the breezeways now be paid for by the homeowners, when in the past the removal/replacement had been at LMCA expense. He will determine how many Bradford Pear trees remain in the community and how many owners want the trees removed and will report back to the Board at the April meeting. Regarding lighting on Masefield Court, Roger reported that an electrician is needed to run wire through a conduit. He provided estimates, all of which were high because of local electrician hourly rates. The Board decided to wait until the LMCA electrician returns since his rates are about a third of what another electrician will charge.

Masefield Court Landscaping: A landscaping scheme has not been decided upon. The project manager is working in coordination with adjacent homeowners, who have been given time to communicate their preferences. If all suggestions regarding choice of plantings have not been

received by the April meeting, the Board will set a final date for homeowners input, after which the Board would proceed to select the plants.

Spring Cleanup: Property Manager advised the Board that he will provide contractor recommendations and ask them to make a selection at the April meeting.

4. Covenants Report. A resident submitted brochures of front-door styles to the Covenants Committee for approval. Since the requested door did not conform to current architectural standards, and a committee is in the process of reviewing the standards, the request was forwarded to the Board. The Board decided that until such time as new architectural standards are approved, the current ones must be enforced. Regarding the architectural standards review, Lou Wagner reiterated that Dan Ferezan is appointed as the committee chairman and asked for a report at the April meeting. The committee would like to have professional advice before recommending broad changes and will try to consult someone in a real estate, building, or architecture-related field.

5. Zoning and Land Use. The office of Jim Moran has asked if LMCA wants Mr. Moran to address the association. Ann Foster will respond on behalf of the Board. A written report of the Landmark Mall redevelopment and issues currently being addressed, such as increasing roadside litter along Stevenson Avenue, is filed with the minutes. Anyone wishing to attend a meeting on a new policy of paying for ambulances and/or meeting with Fairfax County about its budget was asked to notify Ann Foster.

6. Welcoming Committee. Noreen Kompanik read a thank you note from a resident recently greeted. The committee has been well-received and appreciated by new residents and is enjoying meeting the newcomers. They welcomed two new neighbors since the February meeting.

7. Old Business. Expanded Website: Good progress is being made and a prototype will be demonstrated at the April meeting. The Board decided to pay our current web manager for two months and discontinue her service. The two-month notice is in accordance with a letter of agreement between the LMCA Board and Ms. Schwerin.

Location of Board Meetings: An alternate site was found on Stevenson Avenue in the CSC conference room, but access to the building would require an advance list of names and security passes. The Board decided to continue meeting in homes until the time that increased attendance may require another arrangement.

8. New Business. Karen Kovach announced her desire to step down as recording secretary. Carole Trimble volunteered to serve as recording secretary, which was approved by the board unanimously by voice vote.

Next meeting will be at Carole Trimble's home.

There being no further business the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Kaen Kovach
LMCA Secretary