

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting April 11, 2007

The March LMCA Board Meeting was held on March 14th at the home of Brenda Johnson at 6366 Brampton Court. Members present: President Bruce Wood, Simon Bennett, Brenda Johnson and Delia Riso. Absent: Dan Ferezan (Vice President), Don Washington and Loren Scurba. Also present: Marty McDonald (Treasurer) and Roger Casalengo (Property Manager) and Ladd Ryan (Covenants). Homeowners present: Estella Laguna, Tim Foster, Bill Evans and Chris Dale and Calvin Springfield.

President Bruce Wood convened the meeting at 7:30 p.m. He announced the resignation of Vice President Dan Ferezan from the Board due to professional demands on his time and that Ingrid Voigt is stepping down from the Secretary position. Ingrid will continue as Mews News editor, concentrating her efforts in the vital effort to provide all LMCA homeowners and residents with monthly updates and news.

Approval of Minutes of March 2007 Meeting – The minutes of the March 14th meeting were approved with a motion by Simon Bennett, seconded by Delia Riso.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report which is posted on the LMCA website. He has reconstructed the financial data on the new computer and added the expense to mandatory supplies and services. Marty will install an external hard drive with back-up in order to prevent future catastrophic loss of data.

Covenants Committee Report

Covenants Committee Chairman Ladd Ryan updated the Board on Covenants Committee actions. The Committee has completed spring inspections and Ladd stated that the homes are in the best shape they have ever been. The move to vinyl siding has been beneficial in maintaining a well-kept appearance because wood siding requires a lot of maintenance. The Committee is developing a standard cover letter to send to homeowners that details what areas the committee reviewed. The Committee received and approved a request to modify vinyl siding for exact color match and has received a request to approve the installation of black coach lamps by another homeowner. Prior Covenants Committees have not been enforcing the brass standard specified in the architectural standards for a period of years, making it difficult to go back on the past five years of lack of enforcement. Bruce cautioned the committee to be careful in approving exceptions to the standard, noting the challenge that the Committee faces in enforcing standards in a consistent way over time. Ladd informed the Board that the committee has received a request to modify an end unit for an external elevator. The Committee had not acted upon this request so further discussion was not appropriate.

Ladd discussed performing a baseline audit of all LMCA homes to provide a current snapshot of architectural standard variations in order to develop strategies to deal with non-conforming conditions. It was decided that the effort involved is too great for the Committee and that to hire someone would be cost prohibitive. Tim Foster said the existence of non-conforming

architectural modifications is not a free pass to anyone and Bill Evans said architectural standard waivers cause confusion among residents, creating misconception, confusion and problems.

Bruce thanked Ladd and the committee for accomplishing the spring inspections.

Parking Enforcement

Bruce discussed the response Ann Foster received from Fairfax County police regarding parking enforcement on private property. Final action on how LMCA will enforce parking was tabled until May, when the parking signs required by the Fire Department which Roger purchased are installed. Roger will install a 2' x 3' sign at each entrance to Landmark Mews as soon as he gets a determination from the Fire Department on whether 4' x 4' wood posts are required for installation or if metal posts are acceptable. After the signs are installed and the Fire Department applies their approval seal, the police can enforce parking violations. Bruce is willing to send letters to violators advising them of LMCA parking policy prior to the beginning of official enforcement actions.

Property Report

Property Manager Roger Casalango reported that the three gates have been reworked. In February the Board approved funds to raise 6 - 9 light poles in the mowing area to protect the pole skirt and electric parts from power mower damage. Roger has successfully experimented with raising one light pole by pouring a concrete pad to raise the pole above the ground and will duplicate the process on additional poles that are subject to mower damage.

Roger brought up an ongoing concern facing LMCA homeowners, the failure of water pressure regulators and sump pumps, which have a 10 – 12 year life expectancy. Bruce will remind homeowners to replace this equipment at the appropriate time in order to avoid water issues in the homes, which have been experienced by a number of homeowners.

The Landscape Committee will make recommendations to the Board on the berm landscaping in May. Roger has received 3 proposals ranging from \$5,000 - \$9,000, which offer alternative suggestions for the berm walking path and landscaping.

Bruce informed the Board that there is \$9,000 remaining in what the Board might obligate through the rest of the year, representing interest accruing on our investments.

Snow Removal

Roger was charged in March with exploring options for expanding the scope of work for snow removal, as well as retaining an alternative contractor. Roger has 2 potential contractors to consider, including the Cameron Station operator, and will have estimates in May.

Social Committee

Social Committee Co-Chair Estella Laguna relayed the Committee's request that the Board approve the purchase of a tree to be planted at the welcome-to-the-neighborhood party on Sunday, April 22nd in observance of Earth Day. A motion by Brenda Johnson and seconded by Delia Riso was approved for Roger to arrange for the purchase and planting of an appropriate tree not to exceed \$300.

Zoning Committee Report

Zoning Committee Chairman, Ann foster, updated the Board that she is pushing ahead with Comp USA regarding trash pick up maintenance along their property line.

2007 Goals

- Covenants Committee – Bruce reported in Loren Scieurba’s absence that Loren will present a report on his review of work by the Covenants Process Review Committee and separate Board committee former President Lou Wagner designated over a year ago. He anticipated a report at the May meeting.
- Governing Documents – Tim Foster, Loren Scieurba, Paul Edgell, and Bruce Wood have met three times to develop recommended changes to the by-laws and declaration of covenants.. Paul is doing a line by line review of the documents and an updated status will be reported at the May meeting. The earliest the Committee would be able to bring recommendation to the Board would be at its June meeting.
- Architectural Standards – Dan Ferezan has been traveling extensively and has did not have the opportunity to review prior to his resignation.
- Viscous Dogs – Delia Riso is developing a standard and will report at a later meeting.

There was no other business and no executive session. A motion to adjourn was made by Simon and seconded by Delia. Bruce adjourned the meeting at 9:10 p.m.

Respectfully submitted,
Brenda Johnson
LMCA Secretary