

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting June 13, 2007

The June LMCA Board Meeting was held on Wednesday, June 13th at the home of Delia, Riso, 6269 Chaucer View Circle. Members present: President Bruce Wood, Delia Riso, Simon Bennett, Don Washington and Brenda Johnson. Absent: Loren Scurba. Also present: Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Ladd Ryan (Covenants Chairman). Homeowners present: Bill Evans, Chris Dale and, Jason Bacheler.

Bruce convened the meeting at 7:35 p.m.

Approval of Minutes of May 2007 Meeting – The minutes of the May 7th meeting were approved with a motion by Delia Riso, seconded by Simon Bennett. The final published minutes will address Simon Bennett’s request to raise the light pole at the end of Brampton Court on a concrete pad to prevent mower damage.

Covenants Committee Report

Covenants Committee Chairman Ladd Ryan reported that all 148 inspection reports were mailed to homeowners. Ladd reported that he would be following up with a resident who had installed new windows with non-conforming white window frames. Also, he noted approval of a request to install black coach lamps which are not proscribed by the Architectural Standards.

Covenants Operating Procedure

Covenants Committee Chairman Ladd Ryan recommended that the board revisit the proposed Covenant’s Operating Procedure documentation requirements and differentiate basic responsibilities. It was agreed that the committee would review and modify to address concerns and bring back to the July board meeting.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report which is posted on the LMCA website. AAA put LMCA on notice of an increase, effective July 1st that will increase annual trash expenditures from \$3,000 to \$4,000. The current contract with AAA, who has serviced LMCA for 9 years, expires March 31, 2008. Marty and Roger presented a competitive proposal from American Disposal Services and will go back to AAA and ask for a price concession before the July meeting.

Property Report

Property Manager Roger Casalengo reported on the installation of wall ambiance lighting at the end of Masfield Court, as previously approved by the Board. Roger presented quotes for street work totaling \$20,106, below. Brenda Johnson moved to approve the expenditure of \$20,106, which was seconded by Simon Bennett.

Crack Sealing up to 3,300 linear feet (1 day)	\$1,650
Asphalt Repair - 150 sq. yd. (1 day)	\$4,896

Master seal coat 8,685 sq. yd.	\$6,060
Sandblast and repaint 4,307 linear feet of curb, restripe 35 visitor parking spaces, layout and paint street numbers for 148 homes	\$7,500

The board approved an additional expenditure of \$800 for Manchester Park, raising the project total to \$1,400, with a motion by Delia Riso, seconded by Don Washington, increasing the scope of the project to include power washing the bricks, stairs and path and staining the timbers, raising the seats by adding 4X4 timbers under each seat.

Governing Documents

The Board discussed draft changes to the governing documents, as proposed by a task force of Bruce, Loren Sciurba, Tim Foster and headed by Paul Edgell. A memorandum explaining the recommended changes to the Articles of Incorporation, Declaration of Covenants, and By-Laws, along with the documents as amended, can be found on the website. The Board deferred voting on the recommendations pending advice from counsel. Any changes the Board approves must be presented to the community for ratification, which would require the assent of 100 of the 148 owners.

There was no other business. A motion to adjourn was made by Simon Bennett and seconded by Brenda Johnson. The meeting adjourned at 9:10 pm.

Brenda Johnson
LMCA Secretary