

## LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting June 9, 2010

The June LMCA board Meeting was held on Wednesday, June 9, at the home of Roger Casalengo, 6325 Manchester Way. Members Present: Loren Sciorba (President), Delia Riso (Vice President), Linda Carter, Joel Kaplan, Bill Menzies, Bill Gaffney and Dan Aminoff. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Bill Evans, Norman Taylor, Bill Evinger, Noreen Hargerty-Ford and Kathleen Ryan. Loren convened the meeting at 7:00 p.m.

The minutes of the May 19, 2010 meeting were approved.

Loren Sciorba began by providing an update of activities that occurred since the last meeting. He had approved a \$400 expense to repair the gate on Masefield Court, the Board had appointed Bill Evinger to the Covenants Committee, and the Virginia Legislature had changed the law that had previously required all paid officers to be licensed, creating an exception for residents, who serve as officers in a homeowners association. On account of that change, Marty will longer need to be licensed in order to serve in his current capacity, only bonded, which has already been done.

He continued by reporting that he and another resident, had held yard sales over the Memorial Day weekend and that everything had gone well. There were no traffic issues, or problems with visitor parking. Marty McDonald asked whether there was a LMCA rule prohibiting yard sales and Loren responded that no, there wasn't. Marty continued by saying that for the past 25 years he had been under the impression that yard sales were not authorized and wondered whether the community really wanted yard and garage sales to take place in the neighborhood. Loren stated that he intended to put a message Mews News explaining the fact that there were no rules or regulations governing yard sales so that all residents are aware. Marty stated that he believed the Board had taken action on yard sales that wasn't actually the sentiment of the community. Roger Casalengo said that 10 years ago the Board had overwhelming support to ban yard sales, but unfortunately it was never written down, so it just became known throughout the community that yard sales were prohibited. Loren then explained that since the vote and decision wasn't recorded, it could not be enforced. Delia said that the issue of yard sales was discussed at the April meeting and that the vote was to allow them, so whatever happened 10 years ago was irrelevant. Bill Menzies clarified that the vote was actually in regards to a specific yard sale proposal from the Social Committee and not for yard sales in general. Joel asked whether anyone on the Board had changed their mind from the previous meeting and the answer was no. Bill Evinger asked whether anyone had actually gone through previous minutes to verify whether there was, or wasn't a rule on yard sales and Loren answered that he had. Bill Evinger continued by saying that there was a difference between approving a specific event versus allowing all yards sales and also pointed out the safety issues of allowing non-residents into the neighborhood. Linda stated that the survey administered by the Social Committee in regards to yard sales was confusing, and that she believed the fact the most residents did not respond, indicated that they did not approve. Kathleen Ryan explained that out of 148 residents, only 18 responded to the survey and said as a member of the Social Committee she disagreed with the idea of yard sales. Noreen Hargerty-Ford stated that the Board cast its last vote based on faulty

information because even though the survey went out in the Mews News, many renters do not get the newsletter so the responses weren't complete. Loren asked how many renters were currently in the neighborhood and Marty answered 18. Noreen then suggested re-surveying the neighborhood. Noreen said that although owners received the survey, they might not be as vested in the community as the renters who live here. Loren said that the opposite could just as easily be argued. Joel suggested that a new survey should be sent out. Norman Taylor said that discussion of yard sales and the survey of the community should not be done without the Chairman of the Social Committee present. He also noted that he participated in the sales and thanked the two homeowners who hosted them for donating a number of items to a children's charity. Joel said that before any further discussion is had a new survey should be made up. Noreen, Kathleen, Linda, and Dan volunteered to draft a new survey.

*Loren moved that a new survey be drafted and both the survey and the method of delivery to residents be submitted to the Board for approval before delivery to the residents. Linda Carter seconded the motion. Approved 7-0*

## **Financial Report**

Marty McDonald started by saying there were no extraordinary expenses this month, he bought the computer approved at the last meeting, and has now transferred all LMCA documents onto the new computer. He explained that he had begun working on the budget for 2011, as he does every June, but that there is still a lot more work to be done. By September the budget will be in much better shape since he will have more data to put into it. Marty continued by saying that the upcoming reserve study will cost \$6,000 and will be done in August.

## **Property Report**

Roger Casalengo began by stating that the repair of the gate on Masefield was completed in 4 days. He said that the power washing is on hold because Alfredo's power washer is currently broken, but the project will be completed this summer. He talked about the tree service provided by Valley Crest and said that they had returned 3 times in order to make homeowners happy, at no cost. Roger stated that he apologized to Richard Fiske about one of his tree's being trimmed without his permission. All in all, Roger continued, there haven't been many complaints or issues. Loren noted that some homeowners thought it was a LMCA sponsored project and that Roger would supervise all the work. He suggested that arrangement be made clearer in the future. Joel suggested that when it's time for tree trimming project again, we should use a ribbon system to indicate what trees should or should not be trimmed, or if a homeowner must be present before any work is done. All agreed that this was a good idea.

Roger then brought up the topic of the plantings on Stevenson Avenue. He said he anticipated another August drought and wanted the Board to begin thinking about what should be done since summer has arrived. One solution is to connect a water supply to that area so that it can be done without having to use a resident volunteer's water supply. He then discussed the berm, which is generally good shape, except for right in the center where there are unkempt clumps of juniper. He has asked Valley Crest to clean these up. Roger then reported that Loren had approved Bill Menzies to assist him with the survey of LMCA streets and they will report back to the Board.

Lastly, Roger distributed copies of a proposal for a Solar Sync irrigation monitoring system to help reduce the water bill.

*Bill Gaffney moved for the approval of the Solar Sync. Joel Kaplan seconded the motion.  
Approved 7-0*

### **Social Committee**

Kathleen Ryan reported that the home tour in June had been canceled due to lack of interest from residents. She also brought up the idea of having an ice cream social during National Night out as opposed to the normal barbeque. Loren then informed the Board that Kathleen had offered to store the signs the Social Committee had wanted to purchase. *Linda moved that the sign boards be purchased. Dan Aminoff seconded the motion. Approved 7-0*

### **Electronic Storage of Files**

Dan reported that he had done some research in regards to the cost of electronically storing files. Currently LMCA maintains a storage unit to house documents at the cost of about \$1,000 per year. Based on the info that Dan received, for 10,000 sheets of paper the initial and onetime cost to digitize all current documents would be \$1,000. At this price, it makes since to store the files electronically as opposed to the hard copies. Loren said that it would be much easier to find documents if they were stored electronically. Dan said that there are a couple options for digital storage. Files can either be saved on a server or copied and stored on a DVD. All agreed a server is a safer method of storage. Loren asked Dan to get a hard quote for the storage, after looking into exactly how many papers LMCA has, and report back at the next meeting.

### **Elections**

Linda Carter brought up the fact that she was uncomfortable about how Board vacancies have been filled in the past. She submitted the following proposal:

*During the second quarter of each calendar year, the Board of Directors will nominate a Landmark Mews Homeowner to be the Nominating Chairman for the Board of Directors Election in October of that year. The Nominating Chairman shall canvass the Homeowners in Landmark Mews to get volunteers to become candidates to run for election to the Board. The Nominating Cochairman shall attempt to provide at least one additional Homeowner/Resident candidate than the number of Board seats that will be contested during the election.*

*The Nominating Chairman shall advise volunteer candidates that the number of votes received by each candidate will decide the order of the finish. Candidates, who do not receive sufficient votes to take an open seat on the Board at the time of election will be considered for appointment to the Board during the succeeding year should a Board seat become open for any reason. During the time between elections, the Board of Directors will use the previous year's election results to obtain a replacement Board Member if required and if said Homeowner/Resident is willing to serve in that capacity.*

*Those persons wishing to run for a position on the LMCA Board be vested in same community as either a property owner or long term renter.*

Loren stated that by adopting parts 2 and 3, a change would need to be made to the bylaws. Bill Evinger suggested that because proposal said "consider for appointment" it did not require the Board to appoint that person so that there would not be a change needed to the bylaws. Loren then said that he believes the "runner-up rule" is a solution to a problem that doesn't exist, especially since there are usually so few volunteers to serve on the Board. The conversation then moved to whether renters can serve on the Board. Loren stated the rules currently do not make such a distinction and that he does not feel it is not necessary or desirable to do so. He stated that if the homeowners voted a non-owner or non-resident onto the Board, their wishes should be respected. Joel agreed. Simon asked whether it was necessary to have an election chairperson who is responsible for getting people to volunteer to run in the election. Loren said he had run the idea past the former Elections Committee and their advice was not to do so. He said he believed it is the responsibility of Board members to recruit volunteers because they are in the best position to explain the duties, responsibilities, and importance of the position. Bill Evans noted that the last election was quite contentious and that under previous Boards, vacancies were left unfilled for some time. It was ultimately decided to not make any changes except to establish a timeframe in which the Board should notify the community of a vacancy before appointing a replacement.

Joel moved to adopt the policy of giving notice of a vacancy to the community no less than 30 days prior to the Board voting on a replacement Board member. Delia seconded the motion.  
Approved 7-0

### **Other Business**

Loren explained that the Board has no authority to appoint Bill Evinger as chairman of the Covenants Committee. The members of the committee need to vote on his appointment themselves. Some suggested that the Board vote anyway because there is no full committee at the moment. Loren said the committee has four members so there is no problem. He said he had spoken to Dick Fiske about the process, but that Dick was currently out of the country and would be returning soon.

There being no further business, Delia moved that the meeting be adjourned, it was seconded by Joel and the meeting was adjourned at 9:02 p.m.

The Board's next meeting will be Wednesday July 14, at Dan Aminoff's home, 6360 Brampton Court, beginning at 7:00 p.m.

Respectfully submitted,

Heather McGhee  
Secretary, LMCA