

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting July 12, 2006

The July LMCA Board Meeting was called to order at 7:30 pm at the home of Brenda Johnson at 6366 Brampton Court. Members present: Lou Wagner, Bruce Wood, Simon Bennett, Dan Ferezan, Suzann Evinger and Brenda Johnson. Don Washington joined the meeting at 8:02. Officers/Committee Members present: Annie Foster, Roger Casalengo, Marty McDonald Lauren Scieurba and Karen Kovach. Other Homeowners present: Chris Dale, Bill Evans.

1. **Minutes** – The minutes of the June 14, 2006 meeting as provided by former Secretary Carole Trimble were approved – motion by Bruce wood and seconded by Simon Bennett.
2. **Financial Report** – The following documents are filed with the minutes and available on the LMCA website: Report for Period ending 30 June 2006, Proposed 2007 Budget and CD Purchase.

Report for Period ending 30 June 2006. The financial report ending June 30, 2006 was approved – motion by Lou Wagner and seconded by Bruce Wood.

Proposed 2007 Budget

- o Income. There will be additional interest. The math was discussed and verified that the appropriate amount of double the interest is being held for the reserve fund.
- o Area 1 bucket insurance ok
- o Landscape Maintenance. The current Pine Ridge contract expires at the end of the year. Roger has proposals from Rupert and Pine Ridge for new 5-year contracts. Roger and Brenda Johnson will review the contracts and Roger will present the pros and cons at the August meeting. Although there appears to be enough time to solicit more bids before the end of the year, Bruce Wood discussed the necessity of having firm landscape figures to incorporate into the 2007 Budget.
- o Bucket 2 electricity. Lou thinks its going higher.
- o Postage – bulk rate requires 200 pieces of mail. We send out 147 pieces.
- o Other Capital Improvements. Bruce Wood inquired if staining the fence on the berm is a capital improvement.
- o Auditor reviews
- o Concrete and asphalt work \$38,072. Marty recommended changing the accounting to reflect crack sealing as maintenance expense which would change \$2,600 to bucket 3. The discussion from the June meeting on what is paid out of maintenance and what is paid from reserves was revived. Bruce Wood recalled that it was agreed in the June meeting that major components would be paid out of bucket 4. The dues increase was for walls, streets, gutters, curbs and sidewalks. Crack sealing should be paid out of bucket 4. It was decided to stay with the June decision to keep all road improvements in the restricted reserve.

CD Purchase

Wachovia rate increases to 5.4% on July 1st. Wachovia allows ready access to the funds because every 6 months all but \$1,000 can be withdrawn without penalty. Lou moved that Marty purchase a 13 month \$25,000 CD for 5.4% which Simon seconded. The motion passed.

LMCA Out-Year Budget Committee Appointed

Lou led a discussion on the desirability to budget LMCA expenses for the out-years and appointed a committee to be chaired by Bruce Wood and including Dan Ferezan, Lou Wagner and assisted by Marty McDonald and Roger Casalango. Issues to be reported on at the August Board meeting include identifying requirements for maintenance and infrastructure over the next five years and determining if LMCA resources are on track to meet these expenditures or if a dues increase may be indicated. Lou expressed the importance that we consider the trajectory over time.

3. Property Manager Report/Recommended Projects

- The alley maintenance is completed. The force of the water had cut a ditch into the ground. Code requires no home is to discharge water within 10 feet. Most do not confirm but Brampton Court does conform. Need to put info into the Mews News on down spouts and sump pumps.
- Roger said 160 tons of concrete were removed and 40 tons of asphalt was laid.
- Crack sealing remaining. Sprinkler maintenance remaining. Backfill dirt, power washing remaining. Dan Ferezan has a hole that appeared after the work commended. Lou noted there are several spots from the equipment that need to be addressed.
- Chris Dale developed a water problem after the Dominion Power asphalt work. Roger will follow up with Dominion.
- Lou provided a tip to check the sump pump function by draining the hot water heater into the sump pump. Suzann notes that we should let people know that it is important to maintain gutters and downspouts.

4. Covenants Committee / Lauren Scieurba

The annual covenants inspection letters will go out on July 17th. There are not a huge number of deficiencies.

5. Old Business

Dealing With Local Communities – Annie Foster

The Zoning Committee Report. Annie noted that there is discussion about tearing down the flyover from Duke Street to Landmark mall and making a 4-way stop. The report submitted by Annie Foster is available with the records and on the website. .

Control of Vicious Animals – Bruce Wood

While no vicious animal issues currently exist in LMCA community, there is increased activity by state and local governments banning certain breeds of dogs. Should the LMCA board explore this topic as part of a broader policy to regulate or control dangerous and vicious animals? There is a lot of information to organize. Do we want to

ban certain breeds of dogs? If so, what mechanism or process would we follow? Do we have the authority to ban certain breeds of dogs?

LMCA would require a 2/3 vote to amend the covenants to ban certain dog breeds. LMCA does not currently have a vicious dog problem. Want initial feedback on community opinion. Should the board consider as part of a broader policy to regulate or control dangerous or vicious animals? Breeds that pop up on dangerous animal lists include pit bulls, Rotweillers, Akitas, Shepherds and Dobermans.

Virginia has amended code to provide for dangerous dog registry, similar to sex offender registry. Three significant things to consider: (1) breed, (2) certain dog, (3) cross breed.

Bruce will continue researching the subject and will update the Board at a later meeting.

6. **New Business**

Vandalism Outside the Wall. The Board acknowledged that vandalism incidents occur on Stevenson Road and Landmark Mews Road. Lou Wagner sent a letter to and has received no response however he sees more police patrolling. LMCA is doubling the light wattage. What about a camera? Don Washington will try to get a security expert to speak about LMCA security options for Stevenson Road and Landmark Mews Road at the August Board Meeting.

7. **Homeowner Questions or Comments**

Chris Dale's water problem resulting from the Dominion Power work was addressed in Property Manger report above.

8. **Close for executive session**

The Board went into Executive Session at 9:03 p.m. and reconvened in open session at 9:43 p.m. It was announced that Don Washington would invite someone to the August meeting to discuss security. The board meeting was adjourned at 9:46 p.m.

Respectfully submitted,

Brenda Johnson
LMCA Secretary