

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting July 11, 2007

The July LMCA Board Meeting was held on Wednesday, July 11th at the home of Delia Riso, 6269 Chaucer View Circle. Members present: President Bruce Wood, Delia Riso, Simon Bennett, Loren Scieurba, Don Washington and Brenda Johnson. Also present: Marty McDonald (Treasurer) Roger Casalengo (Property Manager) and Michele Dropp (Social Committee). Homeowners present: Bill Evans, Chris Dale and, Jason Bacheler.

President Bruce Wood convened the meeting at 7:32 p.m.

Approval of Minutes of June 2007 Meeting – The minutes of the June 13th meeting were approved with a motion by Delia Riso, seconded by Simon Bennett.

Social Committee – Michele Dropp

Michele asked to Board to support America's Night Out Against Crime sponsored by National Town Watch by hosting a LMCA social event on Tuesday August 7th. Communities participating provide a forum for residents to meet with police officers. Michelle provided a detailed estimate of costs for hosting a barbeque, not to exceed \$150, which the board approved.

Covenants Committee Report

In Ladd Ryan's absence the Covenants Committee update was provided by Bruce Wood. The committee has:

- Received a number of homeowner responses to the Spring Inspections; some much appreciated to advise that the items have already been fixed. They are Also working with a number of homeowners to clarify inspection items.
- Approved Request to Modify for an end unit to install an emergency power generator. The Approval granted based on compelling need, placement in back yard, and confirmation that at peak power the sound level (68 decibels) is well below that which might be a noise nuisance.
- Working with an interior unit homeowner to approve a Request to Modify for extensive positive modifications, specifically: vinyl siding, garage door, painting trim to match, new rear upper deck and new rear lower patio.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report which is posted on the LMCA website. The PNC savings account of \$25,000 will cover the payments to Dominion Paving for approved work in process. Marty has researched CD rates for funds maturing and will ask the board to make a decision in August on where to roll over the money. Simon provided information to Marty on ING Direct banking for consideration due to the high interest rate paid by ING.

Property Report

Property Manager Roger Casalengo recommended the Board defer the berm path to 2008. Roger

expressed concern about the berm fence which is covered in vine. The following actions were approved by the board with a motion by Bruce, 2nd by Simon Bennett:

- Remove vines from berm at end of Chaucer View Circle in July
- Defer approval of powerwashing and sealing berm fence pending review of projects and funding at the August meeting.
- Defer berm resurfacing and removal of junipers to 2008
- Develop a berm beautification plan by 2008
- Replace irrigation module that covers the berm

The Board agreed to evaluate the trash contract proposals and make a decision on how to proceed at the August Board meeting.

Governing Documents

Bruce received a response to recommendations from the task force from Board attorney, Ken Chadwick. Bruce, Loren and Paul Edgell will review.

Covenants Operating Procedures

Ladd recommended that the Covenants Operating Procedures be revised to be less restrictive. Bruce, Loren and Ladd agreed to develop amendments.

Multi-Year Budget Plan

The 2006 Budget Plan has been revised to incorporate more refined numbers based on actual year to date expenditures and projections for 2007 and outyears. The projections, which incorporate major infrastructure repairs and replacements as recommended by the LMCA Infrastructure study completed in 2006, indicate that a dues increase is necessary in order to meet funding requirements. A \$25 dues increase was recommended.

Simon suggested the Board use an alternative format that he had developed during his review of the Budget Plan. It was agreed that Simon would work with Bruce and Brenda Johnson to review formulas, confirm figures and clarify the spreadsheet. Simon stated that, although he agrees that a dues increase is supported by the numbers, based on expense projections there is a possibility that there will be a surplus in future years. Bruce indicated that successive boards will approve budget and expense plans and will be able to reexamine annually if dues can be lowered at a later date.

The floor was opened to guests for comments. Homeowner Bill Evans was opposed to a dues increase and expressed his opinions. Loren Scieurba stated that a motion to increase dues conforms with the Association By-Laws, Virginia Law and the Operating Documents.

Bruce Wood made a motion that the Board adopt a dues increase of \$25 effective January 1, 2008 which was seconded by Loren. The motion carried by unanimous vote.

There was no other business. A motion to adjourn was made by Brenda Johnson and seconded by Don Washington. The meeting adjourned at 9:50 pm.

Brenda Johnson
LMCA Secretary