

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting September 1, 2004

The September LMCA Board Meeting was called to order at 7:30pm by Board President Virginia Addison at the home of Karen Kovach. Members Present: Bruce Wood, Eve Holtzman, Dan Ferezan, Lou Wagner, Bea Taylor, Madelaine Morgan. Others Present: Karen Kovach, Marty McDonald, Roger Casalengo, Suzann and Bill Evinger, Annie and Tim Foster, Mecky Putnam, Carol Trimble, Eric Wolf, Chris Dale, Bill Evans.

1. Minutes of 4 August 2004 meeting were approved as amended to include list of attachments (correspondence received prior to meeting) that will be filed with minutes.

2. Virginia opened the meeting to comments from those homeowners attending. Eric Wolf presented a poll of a number of residents of Masefield Court regarding redesign of the common area, which Virginia read aloud. The poll was discussed. Board members questioned if those polled had been provided with the background of the issue and the Board's reasons for the unanimous vote to redesign the area. What information had been provided those signing the poll was unknown. Additionally, it was stressed that the common area belongs to the entire community. Bruce Wood explained that action regarding this common area would resolve the issue of needed repairs to the gate, fences, removal of obstacle (IAW Declaration of Covenants, Article IV, Section 1) and would correct the situation of persons accessing the gate by walking on private property. The Board reiterated their desire to obtain input for the plan from adjacent homeowners.

Carol Trimble asked if the project was budgeted for and how much it was going to cost, and how much repair of the breezeways was going to cost. Property Manger reported that Board is waiting for proposals and so the cost of the redesign is not yet known. The cost of three breezeways is about \$6,000.00.

3. Other Business: Covenants Committee Report. Bill Evinger distributed an update to covenants issues dated September 1, 2004 (see attached). He suggested that the Board might want to consider whether it should have a list of each homeowner's insurance carrier. The initial response was that it has not been necessary, never having been required, and would raise privacy issues; discussion was tabled as a future agenda item.

4. Property Manager Report. A new snow removal contract has been received and will be presented at the next meeting. Some homeowners have been experiencing water seeping into basements. Down spouts draining close to the home and neighbors' downspouts emptying water into neighboring yards were cited as some factors known to be contributing to home-flooding problems. Intended action to address the Brampton Court drainage problem was discussed; particularly the need to notify residents of the plan to resolve the problem. Dan Ferezan recommended a letter to the homeowners advising them of the work that will be done. Roger reported that he is still awaiting information and when the details are finalized he will prepare a letter.

5. Land Use Committee Report. Pulte trees planted in buffer area with the Overlook are doing well, especially those being watered by homeowners. Ms Cheney has accepted invitation to address the homeowner's meeting and will arrive at 8:30. Still awaiting response from Jim Moran's office (see attached report). Annie reported that she and Tim will attend a meeting of the Holmes Run Park Committee regarding plans for Landmark Mall.

6. Treasurer's Report. Marty distributed the financial report and reviewed current status, including the bills that will be paid next month (see attached). LMCA is over budget in Miscellaneous due to power-washing charge for stairs leading to Berm. Recommendation was to move money from Electrical Maintenance. The CY2005 Major Repairs received specific attention and discussion. Opinions were voiced regarding documenting needed repairs and prioritizing work. Sidewalks and curbs were cited as most in need of repair. The question was asked whether the opinion of a professional engineer has been sought to determine how repairs should be approached (i.e., sequenced). Board advised that work proposals were sought, but, for various reasons, not recommendations on how to proceed. It is believed that no one contractor would have the expertise to address all the infrastructure needs and the Board had discussed contracting a professional for an overall assessment, but the cost was deemed excessive.

Treasurer reported on actions taken toward preserving LMCA documents electronically and doing away with the storage. Tim Foster will take the lead in the task of reviewing records in storage to determine their disposition. Discussion ensued on the need to update the homeowners handbook and to make it more usable. Eric Wolf volunteered to make a prototype handbook; Marty will provide the material.

Marty distributed copies of proposed financial management policy. Bruce Wood moved that the Financial Management Policy be accepted; motion seconded by Lou Wagner. Approved unanimously. "Financial Management" will be R/D # 04-01 of the Landmark Mews Board of Director's Resolutions and Decisions, replacing R/D 95/13 and 99/8.

OLD BUSINESS: After receiving correspondence regarding recent near accidents, the Board agreed to reconsider decision not to erect a 4-way stop at Chaucer Lane and Bedlington Terrace. Eric Wolf passed around a photo showing how an oversized vehicle parked in the first parking space obstructs the view onto Chaucer Lane. Bea Taylor moved that a 4-way stop be created at Chaucer Lane and Bedlington Terrace. Bruce Wood seconded. Approved unanimously. Property Manager will get signs and have them installed (estimated cost \$600.00) by bolting, rather than dug in, so they can be more easily relocated when street repairs are scheduled.

The annual homeowner's meeting will be October 21, 8pm to 10pm, at Samuel Tucker Elementary School at Cameron Station.

There being no further business the meeting was adjourned at 10:00pm.

Respectfully Submitted,

Karen Kovach
LMCA Secretary

OTHER ATTACHMENTS:

- Memo to LMCA Board from John and Barbara O'Leary dtd 12 August 2004 regarding 4 August 2004 Board vote on proposed changes to Masefield common area.
- Email dtd August 16, 200: Guidance from association attorney regarding vote taken at LMCA Board Meeting August 4th on proposed changes to Masefield common area.
- Results of LMCA Board re-vote on the Masefield common area proposal.
- Memorandum dtd September 5, 2004, re: Alexandria Land Use Issues—Foxchase and Landmark Mall Redevelopment.