

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting September 12, 2007

The September LMCA Board Meeting was held on Wednesday, September 12th at the home of Loren Sciorba, 6309 Manchester Way. Members present: Bruce Wood (President), Delia Riso, Simon Bennett, Loren Sciorba (Vice President), Don Washington, Jason Bacheler and Brenda Johnson (Member/Secretary). Also present: Marty McDonald (Treasurer) Roger Casalengo (Property Manager). Homeowners present: Bill Evans and Chris Dale.

President Bruce Wood convened the meeting at 7:30 p.m.

Approval of Minutes of September 2007 Meeting – The minutes of the September 12th meeting were approved with a motion by Simon Bennett, seconded by Delia Riso.

Covenants Report

- The Board approved the appointment of Wayne Brewer of 6366 Brampton Court to the Covenants Committee with a motion by Simon Bennett, seconded by Loren Sciorba.
- The September Covenants Committee Report will be posted on the website.
- The Committee will be sending letters to 6 homeowners regarding below standard conditions on their property. Re-inspections from the Spring letters will be carried out in early October

Financial Report

Treasurer Marty McDonald submitted the monthly financial report. A Burke & Herbert CD in the amount of \$30,000 matures on September 16th. Its current rate is 3.29% for 12 months, 3.39% for 3.39% and 3.15% for 3 years. Current ING rates are 5.15% for a 6, 9 or 12 month CD. The Board agreed with Marty's recommendation to add \$20,000 from the PNC checking account and purchase a 12-month \$50,000 CD from ING at 5.15%. This leaves Marty with sufficient current funds to cover the invoices from paving, seal coating and parking lot striping. Marty expressed appreciation to Simon Bennett for recommending that LMCA consider using ING because of its better rate.

Property Report

Property Manager Roger Casalengo discussed the importance of LMCA's covenants and urged the Board to take definite and timely action against violations. Bruce discussed enforcement, in particular that in 2006, two homeowners were billed for repairs required by the Board. Don Washington noted that deteriorating wood appears to be the most prevalent condition requiring homeowner's attention. Also:

- As in previous years, Tyson's Trees will be providing quotes to individual homeowners for tree trimming
- Roger will continue to explore contractors who can install improved lights over mailboxes.

Preliminary 2008 Budget Discussion

Bruce noted that this year we drew over \$26,000 from the restricted reserve, for paving repairs, sealing, curb painting. Although these were properly restricted reserve expenditures, our budget plan for 2007 did not envision tapping this reserve at all in 2007. Bruce recommended that the Board effectively pay back the restricted reserve by earmarking \$10,000 this year with the prospect of \$10,000 in 2009. Bruce moved to allocate \$10,000 in additional funding to the restricted reserve (Bucket IV), which motion was seconded by Don Washington and approved unanimously.

AAA Trash Removal Contract Termination

The current contract runs through 10/1/2009. AAA has reopened the contract to negotiation and current discussions are expected to be completed within the next week. Bruce will keep the Board advised by email.

Personnel Policy

Bruce discussed the disappointing lack of volunteers for open positions, including Board Secretary and Covenants Chairman. The Board Secretary and Covenants Chairman positions are positions of trust and responsibility. These positions are open to anyone, resident or non-resident. These openings have been posted on the website and publicized in the Mews News. Bruce proposed reimbursing the Secretary and Covenants Chairman positions. Board member discussion centered around attracting more resident volunteer participation, placing flyers in homeowner's doors, continuing the one-on-one approach to residents, and posting another notice in the Mews News. A follow-up discussion would be planned at the October meeting.

Other Business

- Chris Dale asked that a reminder notice be placed in the Mews News regarding the collection and disposal of pet waste.
- Virginia Addison had been designated by the Board as Elections Committee Chairman, along with John Hopper (6361 Brampton Court) and Bea Taylor (6315 Manchester Way). The deadline for submitting a petition for candidacy is September 27th at 5:00 p.m. The ballots will go out to homeowners in early October.

There was no other business and no executive session was held. A motion to adjourn was made by Delia Riso and seconded by Don Washington. The meeting adjourned at 8:55 pm.

Brenda Johnson
Acting LMCA Secretary