

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting September 8, 2010

The September LMCA board Meeting was held on Wednesday, September 11, at the home of Delia Riso, 6269 Chaucer View Circle. 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), Bill Evinger, (Covenants Chair), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Bill Evans, Noreen Hagerty-Ford, and Nancy Williams. Loren convened the meeting at 7:05 p.m.

Secretary's Report

Heather McGhee began by saying that she hoped to have an updated directory to residents within the next couple of weeks. She then moved on and explained that as discussed in the previous meeting, the draft version of the minutes had been placed on the website and the version that she had passed out this evening included all suggested edits from Board members. Heather then continued by asking whether everyone had reviewed the minutes. Bill Evans pointed out that the name Becky Putnam needed to be changed to Mecky Putnam and with that, no one else had any other changes.

Bill Gaffney moved to approve the minutes. Delia Riso seconded. Approved 7-0

President's Report

Loren then reported that he had been in touch with the lawyer concerning the possibility that 1099's would need to be sent to all contractors and that she had responded that the law won't go into effect until 2011, so it was not something the Board needed to worry about immediately. In the mean time, she will do more research on the topic and report back to Loren.

Loren also informed everyone about a complaint from a resident over the parking rules and restrictions. He said that he felt the parking enforcement seemed to be working and didn't see a reason to re-evaluate the process. He responded to the resident by letter and Bill Menzies said that he believed Loren's response to be a good one. Bill M. then moved on to another parking topic and said that Chris Dale had suggested that visitors be made to place info on their cars stating which resident they are visiting. Dan Aminoff asked whether parking issues seemed more predominant during the week, or weekends and Linda Carter said that these restrictions had just started on 9/1. Noreen Hagerty Ford suggested putting a box with the sheets for guests to put the resident information as to whom they are visiting in the visitor lots so that it would be that much easier for people to provide the information. Dan also suggested placing the form on the website so that residents can print them out themselves and give to their guests. Loren then said he would place a reminder in the Mews News reminding residents of the parking rules.

Joel K. then brought up how empty the visitor lot seems at times and how it seems to sometimes be a waste of space, although he doesn't know how to rectify the issue. Loren agreed that it seems the visitor spots are reserved at times when they are not needed, but noted that with only 41 available spaces for 148 units, it is hard to come up with a more equitable system. He suggested that everyone come up with ideas about how to better use the visitor parking area for the next meeting.

Loren then brought up the upcoming election and the fact that there will be two Board seats open. He then went on to say that the new initiatives for bylaws need to be ratified. He explained that they were posted on the website two years ago, but that they had never been approved and suggested that he add the three initiatives to the ballot in the hopes that they can finally be approved since he will have the attention of a large part of the community on account of the election. Simon Bennet asked who actually prepares the ballot and Loren answered that he would.

Bill Gaffney moved to approve the placement of the initiatives on the ballot. Joel Kaplan seconded. Approved 7-0

Loren then asked about the garage sale survey and wondered whether it had been completed yet. Dan A. responded that they had worked on several drafts and that he believes there is now a version ready to be sent out to the community. Loren suggested send the survey to the Board via email for their approval since there wasn't a hard copy of the survey at the meeting. Joel K. then said that with the last yard sale that was held, there were no parking issues that came up. Noreen Hagerty-Ford said that she had a final version ready. Loren asked that she send it to the Board by email, and asked the Board to review it and respond expeditiously.

Financial Report

Marty McDonald started the report by saying that there were no unusual expenses this past month and that there was still \$7,000 still available under projects. He continued by saying that there also was money left in the reserve which meant that the unrestricted reserve will jump to over \$180,000 in December. He also said that a new CD would be available on the 24th of September and that Bill Evinger was still looking for better interest rates.

Marty then went on to discuss the 2011 budget. He started by saying that throughout the year, there is an average of two late payments in regards to homeowners association dues each month. He then went on to explain what costs were in each area of the budget. Area one contained all contractual expenses, and within that area are insurance costs, which Mary said that he recently received a check from the insurance company and wondered whether there was a way to write the policy differently so that names aren't attached to salaries. Loren stated that unfortunately, LMCA is at the mercy of the insurance company and the one option would be to find a new company. Bill M. asked how Marty went about increasing the estimated expenditures for the new budget year and Marty responded that he based it on the increased cost from previous years and basically just made his best guess. Loren brought up the possibility of raising the money allotted on a monthly basis for legal costs from \$2,100 to \$5,000 because of how easy it would be to go over \$2,100. Loren went on to say that we had done well this year staying within the budgeted legal costs, but he would prefer to budget conservatively and be able to give money back as opposed to budgeting lower, going over and tapping into the reserve. Loren also suggested the budget for snow removal be increased from \$6000, to \$8000 as snow expended already exceeded \$7000 for 2010. Marty said the previous winter was an exception so there was no reason to increase the budget.

Bill M. then said that he would prefer to budget on the lower side and manage to stay within the budgeted range. Dan A. agreed with Loren and said he would prefer to budget more money than needed as opposed to staying on the low side. Bill Gaffney asked about the legal reserve and asked that if we stay with the \$2,100 and go over, then couldn't we just tap into the legal reserve? Marty answered that he was correct, but that any reserve money can't be spent without prior approval from the Board. Bill E. said that

because of the reserve he would rather keep the budget as is and Joel said that he too agreed that there was no reason to increase the money allotted for legal or snow removal. Loren noted that legal costs and snow removal are not areas in which expences are easily contained because they deal with issues and hazards beyond our control.

Marty then moved on to Area 2 and said that there was a larger amount in the Fees and Subscriptions section on account of the reserve study that takes place every five years and will be happening in 2011. He also brought up the possibility of moving some funds from unrestricted reserve to restricted and Bill M. said that should wait until after the results of the reserve study come in. Marty finished by saying that LMCA is in very good shape and he doesn't see any reason that it would be necessary to increase dues next year. Loren reminded everyone that the 2011 budget will need to be voted on and approved at the next meeting.

RCS Management

Marty expressed his frustration with RCS Management group on account of problems with collecting resale package fees at closing. Linda Carter then said that the bill from RCS should be taken care of at closing as opposed to LMCA covering the cost. Bill G. asked who the contact was at RCS and was told it is Rod Strawderman. Loren said that there is an issue with getting the proper info and knowing the fee when Marty prepares the papers. Loren will work with the lawyer to find out more information on this topic and until then, Marty should not pay RCS. Loren also brought up the fact that RCS's contract is up for renewal and that this process has to be improved upon before signing a new contract.

Marty then moved on to the topic of a foreclosed home and informed everyone that the owners are current with their dues and that the only outstanding bill is \$352 for legal fees charged to a former homeowner whose property has since been foreclosed. He suggested the Board not pursue the matter.

Dan moved to wave and not pursue the \$352 in legal fees. Bill Gaffney seconded. Approved 7-0

Property Report

In the absence of Roger, Loren delivered the property report. He noted that a resident reported that community trees were interfering with satellite reception and wanted them trimmed, but did not want to pay for the service. All agreed that there is no reason for Landmark Mews to pay for that project. The residents can move their satellite or pay for the trimming themselves, but it is not the responsibility of the homeowners association.

Loren then raised the issue of boxing and filling the roots of a large oak on the berm which was brought up at the last meeting. Loren reported that the homeowner offered to split the cost of the work. Linda C. said that she had contacted the Arlington Arborist association about this project and they had told her that by covering the roots it would be detrimental to the tree. All agreed that this project is not necessary since it would only be for cosmetic purposes and that it could damage the tree. Loren then brought up the possibility of thinning out and removing the overgrowth on the berm, specifically the juniper. The cost of this would be \$906. Noreen suggested trying to trim the Juniper before removing it completely. Linda suggested tabling this discussion until Roger is here so more specifics can be discussed.

Covenants Committee

Bill Evinger passed out the request for modification of property form and explained that there was one request pending, which consisted of the moving of a fence so that a generator can be installed. Bill went on to explain that he was concerned over what the looks of the property would like once the fence had been moved. He then informed everyone that the fall re-inspection will begin the week of 9/13.

Bill then moved on to topics that had been brought to him by other residents, the first of which was the issue of children playing in the streets and that there aren't any rules concerning this. Bill G. said that this is a parental issue and not the responsibility of the Board to make rules and regulations and Loren agreed. Dan added that the real issue is people driving too fast through the neighborhood and Delia agreed that it had been an ongoing issue for years. Loren said that there really isn't anything else left to do as speed bumps and stop signs are in place. Another issue brought up by Bill was the chalk drawings on the roads, pathways and sidewalks. Linda responded that it's chalk and will wash away, while Loren agreed and said that there is no need to address that concern because it isn't a big deal.

Other Business

Marty asked whether he could use the sandwich board signs for an even he's holding and Dan said that the signs haven't been purchased yet. Loren suggested Marty speak to Roger about using the parking signs instead.

There being no further business, Joel Kaplan moved that the meeting be adjourned, and it was seconded by Linda Carter so the meeting was adjourned at 9:00 p.m.

The Board's next meeting will be Wednesday October 13, at the home of Bill Menzies, 6313 Chaucer Lane, and beginning at 7:00 p.m.

Respectfully submitted,

Heather McGhee
Secretary, LMCA