

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting October 17, 2006

The October LMCA Board Meeting was called to order on October 17th by President Lou Wagner at 7:32 p.m. at the home of Bruce Wood at 6362 Brampton Ct. Other members present: Bruce Wood, Dan Ferezan, Suzann Evinger, Brenda Johnson, and Don Washington (arrived later). Officers/Committee Members present: Roger Casalengo and Marty McDonald. Other Homeowners present: Estella Laguna. The meeting was rescheduled from October 11, 2006 due to lack of a quorum.

1. **Minutes** – A motion was made by Bruce Wood to approve the minutes of the September 13, 2006 meeting and seconded by Dan Ferezan. The minutes were approved.
2. **Financial Report for period ending September 30th and 2007 Budget – Marty McDonald.**

The Treasurer's report was provided and will be available on the LMCA website.

LMCA has spent less than budgeted and has a positive budget to actual variance. Possible projects to be considered for the balance of 2006 were discussed. Projects discussed were: replacing the remaining mailbox lights (Roger will bring cost information to the November meeting), and the purchase of a remote control for the irrigation system for Roger to use to test the sprinkler heads individually. It was decided to use 2007 money for the sprinkler remote because it will not be used until 2007. The dead trees on Stevenson have already been pulled up. In addition:

- Roger has negotiated the hourly fee for irrigation work supervision from \$85 per hour down to \$70 per hour.
- The classification for snow removal will be renamed Snow Removal/Cleanup in order to capture the street sweeping of the sand used by the contractor.
- At the end of 2007, the budget plan reflects using the excess of the \$150,000 reserve. Money can be moved from the \$150,000 reserve by a 2/3 vote of the board.

Bruce Wood made a motion to approve the budget for 2007 which was seconded by Dan Ferezan. The motion carried.

3. **Annual Homeowner's Meeting on October 19th – Bruce Wood**
Roz McKinnon and Michelle Drop have agreed to oversee counting of the votes for the election of board members at the annual homeowner's meeting. An announcement will be made at the beginning of the annual meeting inviting volunteers to watch the vote counting.
4. **Other business**
A letter from Lou Wagner went out to the homeowners in the November dues notice from Marty, soliciting input from LMCA residents on what projects they would like to see the board support. There is no commitment to do projects/repairs submitted by

homeowners, nor for all the projects listed in the reserve study. Projects will be approved based on identified need, urgency and subject to the availability of funds.

Marty McDonald suggested that we consider putting the financial records on disc as we are currently paying \$900 per year for record storage.

Bruce Wood made a motion to adjourn the meeting, which was seconded by Suzann Evinger. The board meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Brenda Johnson
LMCA Secretary