

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting October 8, 2008

The October LMCA board Meeting was held on Wednesday, October 8, at the home of Bruce Wood, 6362 Brampton Court. Members Present: Bruce Wood (President), Loren Scieurba (Vice President), Bill Gaffney, Brenda Johnson, Delia Riso, and Debb Wisnowski. Absent: Don Washington. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Karen Kovach (Recording Secretary), and Wayne Brewer (Covenants Committee Chair). Homeowners present: Simon Bennett, Chris Dale, Bill Evans, Leah Abrams, and Linda Carter.

Bruce convened the meeting at 7:00p.m

The minutes of the September 10, 2008 meeting were approved.

Covenants Committee Report - Wayne Brewer reported that fall inspections are about to commence and will be completed expeditiously over the next couple of weeks. Letters are being prepared to send to several owners with maintenance or other issues.

Financial Report - Marty reviewed account balances, noting that we would be incurring a monthly cost of \$75.00 for our auditor reconciling financial statements. Another party's reconciling of accounts is now required by our insurer as a condition of our fidelity insurance coverage. (For itemized transactions see the treasurer's report filed with minutes.)

Homeowner's Packet - New requirements as a result of the General Assembly's approval of amendments to the Property Owners' Association Act include changes to content, who may request a packet, how a packet is delivered, and when payment can be received. The rules also effectively require a Covenants inspection immediately prior to sale. Marty continues as the point of contact for packet requests.

Property Report - Roger summarized projects that will have been completed by the end of the year: initial work on berm, watering of new plants on Stevenson Avenue; repairing walkways on Landmark Mews Drive; trimming trees; repaving walkway on the berm. A list of anticipated projects was reviewed (see list filed with minutes). Contracts have been executed for resurfacing the berm path and extending it to Chaucer View Circle-a project expected to be completed in November. This work will be paid for out of the restricted (major infrastructure) reserve.

Discussion ensued on where additional lighting could be installed to enhance security. Bruce suggested moving ahead and getting estimates. He asked for Board approval of the proposed projects as a basis for deciding on priorities.

Loren Scieurba moved that the Board accept the list of proposed projects. Bill Gaffney seconded the motion. Approved 6-0. (Don Washington absent).

2009 Budget - After making some minor increases in allocations for trash collection, legal expenses, water and electricity, the Board approved the 2009 budget.

Landscape, electrical, sprinkler system, and miscellaneous other maintenance projects are expected to total about \$10,000, leaving almost \$40,000 for special projects, such as berm re-landscaping and other infrastructure improvements not otherwise paid out of the restricted reserve.

Bruce recommended placing \$3,000.00 in a "security" budget line. Marty advised that the budget contains a separate "bucket" for projects and recommended security by considered a project and charged to that bucket.

Bruce Wood moved to add \$3,000.00 under Projects and designate a budget line for security. Brenda Johnson seconded the motion. Approved 6-0. (Don Washington absent).

Marty will adjust the LMCA 2009 Budget Proposal accordingly.

Brenda Johnson moved to approve the 2009 budget as amended. Bill Gaffney seconded the motion. Approved 6-0. (Don Washington absent).

Fidelity Insurance Coverage

Amendments to the Property Owners' Association Act also require HOAs to carry higher fidelity insurance limits of at least the lesser of \$1 million or the sum of one-fourth of annual assessments plus "total reserves." This means Landmark Mews is required to increase its coverage from \$50,000 to at least \$350,000. Bruce recommended that Board approve \$400,000, with a note to review coverage in 2010.

Bill Gaffney moved that the Board purchase enhanced fidelity insurance coverage of \$400,000. Delia Riso seconded the motion. Approved 6-0. (Don Washington absent).

Security Survey - Loren briefed the meeting on the results of the security survey. 63.5% of owners responded. Most answered that security within Landmark Mews was adequate, but also wanted additional steps taken. There was broad support within the community for a Neighborhood Watch program. Overall, residents are generally supportive of many measures recommended by the security study and noted in the survey but are mindful of cost. Residents endorse security cameras under certain conditions, controlling pedestrian entrances, instituting a vehicle decal system, and improving lighting. Residents do not support either gating streets or retaining off-duty security officers to patrol the neighborhood. Most residents support locking the pedestrian gates and issuing keys.

Other Business-Linda Carter commented that she was pleased with the response to the survey and commended the Board for its approach to the security issue.

Loren Sciurba moved to enter executive session. Brenda Johnson seconded the motion. Approved 6-0. (Don Washington absent).

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act.

There being no further business, the meeting was adjourned at 8:25p.m.

Karen Kovach
Secretary