

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting October 13, 2010

The October LMCA board Meeting was held on Wednesday, October 13, at the home of Linda Carter, 6304 Chaucer View Circle. Members Present: Loren Sciorba (President), Delia Riso (Vice President), Linda Carter, Joel Kaplan, Bill Gaffney and Dan Aminoff. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager) and Heather McGhee (Secretary). Homeowners present: Simon Bennett and Bill Evans, Absent was Bill Menzies. Loren convened the meeting at 7:00 p.m.

Secretary's Report

Heather McGhee began by saying that the directory was very close to being completed and asked if everyone had reviewed the minutes from the previous meeting.

Loren Sciorba moved to approve the minutes. Bill Gaffney seconded. Approved 6-0, 1 Absent

Financial Report

Marty started by saying that since LMCA is approaching the \$250,000 limit on deposits in a single bank, he was looking for another bank, preferably one with a decent percentage rate, so that he can purchase another CD. He then moved on to discuss RCS and the fact that LMCA hadn't collected their fees from a couple of closings over the past year and for that reason he hadn't paid RCS in a couple of months. He continued by saying that he had been working on updating the closing packet because he felt that packet sent to new residents by RCS was inadequate and that he hoped that LMCA would not renew their contract with the company. Loren asked when the contract was up for renewal and Marty answered that he believes it has to be renewed by 12/31/10. Marty then suggested placing the procedures that residents need to follow when selling their homes on the website in order to avoid future issues and confusion. On account of time, Loren suggested tabling the RCS contract renewal discussion until the next meeting and also asked that Marty email the packet, the draft procedures, and any other information he felt was relevant, to the Board members so that they could review it before the next meeting.

Loren then informed everyone that the attorney had said that the resale package fee that was not collected from the seller of unit could be passed on to the new owner. Joel asked why the old owners hadn't been charged and Loren responded that it seemed that there were miscommunications between Marty and RCS since this was one of the first sales of the year. Linda suggested that LMCA should waive the outstanding \$210 and learn from past mistakes. Bill G. agreed and said that the goodwill of the new owners was definitely worth the \$210. Dan agreed that the new owner shouldn't be charged and suggested the \$210 be attributed to 2010's bad debt accumulation. Marty then asked whether he should pay RCS. Bill said that we should indeed pay RCS, but that they should be aware of LMCA's dissatisfaction.

Dan Aminoff moved to waive collection of the \$210 fee and pay RCS. Linda Carter seconded. Approved 6-0, 1 Absent.

Marty then raised the question of whether a unit could be leased to an embassy. He said that Covenants Chair, Bill Evinger, said that this had been done and that he believed it was violation of of the Declaration of Covenants. Being that Bill Evinger was not at the

meeting, Joel suggested having Bill Evinger email the Board the rules on renting and leasing homes in Landmark Mews, that he believes were violated by this arrangement.

Marty finished by asking if there were any changes to the proposed 2011 budget since the last meeting. Dan suggested putting the fee for the reserve study in May as opposed to August and Loren again expressed his desire to increase the money budgeted for snow and legal costs. Everyone else thought that leaving the snow and legal budget as is the best way to proceed.

Dan moved to pass the 2011 budget with the addition of moving the reserve study fee to May. Joel seconded. Approved 6-0, 1 Absent

Property Report

Roger asked for the Boards' approval to move forward with the ballast lights throughout the community. Linda asked whether it would be problem to replace the ballasts and Roger said that he didn't believe so, but that we should at least use them for as long as we can replace them on account of the better visibility they provide.

Roger continued by reporting that several residents still owe Valley Crest for tree work they did on their property. He said that he would get a list of the resident's names from Valley Crest and contact them himself. Loren advised that being that the work was for the resident's private residences and not official LMCA work, that Roger should not get involved.

Roger then discussed the removal of a couple Bradford trees and the fact that he was going to commission Tysons for the work as he has been unhappy with Valley Crest recently.

Roger then moved on to parking rules and regulations. He praised Chris Dale for her excellent work in helping to regulate parking. He then raised the question of when it is appropriate to issue a notice of violation to unidentified cars parked in the visitor lots. Roger continued by saying he believed the notice should be issued immediately and that this would improve security by showing that the community is being monitored and quickly identifying stolen or abandoned cars. Loren said that he understood Roger's point of view, but that under the current rules, visitors are only required to identify the home they are visiting (with a note on the dashboard) if they are parked for 24 hours, so it makes no sense to ticket them before then, because they have not violated any rule. He said if Roger wanted to do that, they would need to change to rules to require all visitors to leave notes in their car, regardless of how long they were parked. He went on to say he would not support this change because the whole point of visitor parking is that people will come and go, and he sees no value in making the rule more strict. Joel said that he had spoken to Chris and that she had said that if the rule is in fact 24 hours, then she would no longer help with the parking as it is too much to keep track of. Delia agreed with Loren that placing a notice prior to 24 hours is too much. She continued by saying that it would affect people who are simply coming to a resident's home for dinner and who would leave only to find an invasive red notice on their car. Roger then said that it would be a lot of work and logistics to keep up with if they are to wait 24 hours before placing notices on people's cars. Dan suggested giving owners visitor passes to give to their guests so that it clearly marks those who are visiting and to which home. Roger suggested changing the violation notice to something more friendly.

Joel moved to away with the 24 hour grace period for visitor parking. Dan seconded. Approved 3-2, 1 Abstain, 1 Absent

Loren advised that the new policy should be phased in and that ticketing should not start right away.

Roger then moved on to discuss a few projects. The first will cost about \$500 and involves moving some water pods on account of the fact that some recent plantings are interfering with the sprinkler system. The second will cost around \$900 and involves removing shrubs and the remaining Juniper from the berm and also relocating some other flowers. The last involves landscape work that needs to be done to one of the berm paths behind Dan and Roger's homes which will cost about \$800.

Delia moved to approve all projects. Joel seconded. Approved 6-0, 1 Absent

Other Business

Loren brought up a homeowner's request to extend their fence in a manner that would intrude on community property. They made the request in order to accommodate county requirements for placement of a generator, and to keep the fence at a right angle due to the fact that their property line is not at a right angle. Loren said he did not have a strong opinion either way as to whether to allow the intrusion, or "dog ear" the fence extension, but advised that if the Board chose to allow the exception to the rule against contracting a fence on common property, it should be done through a license agreement filed with the county, in order to maintain the Association's ownership of that land and protect against any later claims. He said he believed the homeowner should be required to pay the cost of this. Joel said that he thinks the Board should grant the request because of all the work the homeowners have done on behalf of LMCA. Loren recognized the homeowners' contributions, but said that this must not be a factor in the Board's decision. Bill Evans said that similar requests from other residents had been denied by in the past simply as to not set a precedent.

Delia moved to approve the request as long as the resident pays the legal fees. Bill G seconded. Approved 6-0, 1 Absent

There being no further business, Loren moved that the meeting be adjourned, and it was seconded by Delia so the meeting was adjourned at 8:15 p.m.

The Board's next meeting will be Wednesday November 10, at the home of Linda Carter, 6304 Chaucer Lane, and beginning at 7:00 p.m.

Respectfully submitted,

Heather McGhee
Secretary, LMCA