

## LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting November 1, 2006

The November LMCA Board Meeting was called to order on November 1st by President Lou Wagner at 7:32 p.m. at Lou's home. Other members present: Bruce Wood, Dan Ferezan, Suzann Evinger, Brenda Johnson, and Simon Bennett. Absent: Don Washington. Also present: Marty McDonald (Treasurer) and Roger Casalengo (Property Manager). Homeowners present: Bill Evans and Chris Dale.

1. **Minutes** – The minutes from the October 17th meeting were reviewed and approved subject to minor corrections.
2. **Financial Report for period ending October 31st and Expected Expenditures for Remainder of Year – Marty McDonald.**

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

- o LMCA has spent less than budgeted and continues to maintain a positive budget to actual variance. If it does not snow we will have an additional \$2,000 over the budget.
- o The final insurance payment will be due in 30 days.
- o Bruce and Marty discussed a procedure for Bruce to review and approve legal bills in the future to provide a validity check.

Lou Wagner made a motion to approve the Financial Report which was seconded by Bruce Wood. The motion carried.

3. **Property Manager Report / Status of Current Projects and Any Other Projects for Remainder of Year – Roger Casalengo**

- o Care of Trees says we are making progress on the treatment of the trees, that all trees have been sprayed and that they feel we have saved some trees. One more application will be applied, per the contract.
- o Pine Ridge does not recommend fall mulch for landscape plantings and Roger has negotiated with Pine Ridge to remove the fall mulch from the landscape contract, effective 2007. The resulting \$2,000 reduction in the contract to \$59,975 will also adjust the 2007 budget figures by that amount. Roger is to get the contract addendum from Pine Ridge.
- o Hot Line messages have been cleared, providing recording space for LMCA residents to leave messages again. Lou suggested that only Covenants and Property Manager mailboxes are necessary. Bill Evans recalled the rationale behind the number of mailboxes was to accommodate board or committee members who did not want to be contacted at home for LMCA business.
- o Roger has received only one response to the RFP for replacing the walking paths.
- o Roger is still searching for the replacement lights at the remaining six mailboxes. He estimates the price at about \$3,500 based on last year's prices.
- o Roger noted the need to replace the gate closers at Bedlington, Masefield and Landmark Mews Drive.

4. **New business – Election of LMCA Officers for 2007**

Officers were elected in accordance with the LMCA resolutions that provide for officers to be elected at the meeting following the election. Lou Wagner proposed the following officers for 2007. All motions carried unanimously.

President – Bruce Wood. Motion by Lou Wagner, seconded by Brenda Johnson.

Vice President – Dan Ferezan. Motion by Lou Wagner, seconded by Simon Bennett.

Treasurer – Marty McDonald. Motion by Lou Wagner, seconded by Bruce Wood.

Secretary – Brenda Johnson. Motion by Lou Wagner, seconded by Bruce Wood.

## 5. **Old Business**

Bill Evans commented on the haphazard manner that community projects are presented and suggested the Board find a means to better organize their presentation. The board took his comments under advisement.

Minutes will be prepared for the annual meeting.

Pursuant to a motion by Lou Wagner, seconded by Dan Ferezan, the Board adjourned to executive session at 8:30 pm. Upon completion of executive session business, the Board reconvened at 8:55 pm and thereafter immediately adjourned, taking no action in public session on matters discussed in executive session.

Respectfully submitted,

Brenda Johnson  
LMCA Secretary