

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting November 14, 2007

The November LMCA Board Meeting was held on Wednesday, November 14th at the home of Brenda Johnson, 6366 Brampton Court. Members present: President Bruce Wood, Delia Riso, Simon Bennett, Loren Sciorba (Vice President), Brenda Johnson (Member and Secretary), and Jason Bacheler. Absent: Don Washington. Also present: Marty McDonald (Treasurer) Roger Casalengo (Property Manager). Homeowners present: Bill Evans, Chris Dale and newly elected board member, Bill Gaffney.

President Bruce Wood convened the meeting at 7:35 p.m. and welcomed Bill Gaffney, who was elected to serve a three-year Board term at the Annual Homeowners meeting in October. Bill will begin his term in January, 2008.

Approval of Minutes of October 2007 Meeting – The minutes of the October 10th meeting were approved with a motion by Delia Riso, seconded by Loren Sciorba.

Election of Officers

Board Officers for the 2008 term were elected in accordance with the By-Laws which require that officers for the following year be designated by the Board at the first regularly scheduled meeting following the Annual Meeting. Officers were elected as follows:

President: Bruce Wood. Nominated by Loren Sciorba, seconded by Jason Bacheler.

Vice President: Loren Sciorba. Nominated by Bruce Wood, seconded by Delia Riso.

Secretary: Karen Kovach. Nominated by Bruce Wood, seconded by Brenda Johnson. (The Secretary's term will commence on December 1, 2007).

Treasurer: Marty McDonald. Nominated by Bruce Wood, seconded by Loren Sciorba.

Bruce also nominated Wayne Brewer, a member of the Covenants Committee, to serve as Co-Chairman, with Adrian Polk. The motion was seconded by Delia Riso.

All motions were agreed to unanimously.

Covenants

There was a brief discussion of the status of projects to correct previously cited problem properties. The Board authorized Roger to proceed with repairs required to meet covenants standards. The homeowners will be assessed a restoration assessment at completion of the projects, as the Board had previously ordered.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report which is posted on the LMCA website. Marty received an invoice for \$875 from our attorney, Ken Chadwick for legal services that have not been provided. In view of Mr. Chadwick's failure to respond to repeated requests for supplying the information, Bruce will contact Mr. Chadwick again to cancel the research request and directed Marty to consider the bill null and void.

Property Report

Property Manager Roger Casalango provided the following:

- Leaf pickup will continue at irregular intervals until all the leaves have fallen
- The irrigation system will be turned off on Friday, November 16th.
- Roger is waiting for the contractor to correct address numbering on the curb for 3 homes before paying the invoice.
- Roger will schedule Tyson's Tree for annual common area tree trimming and will be working to once again provide homeowners the opportunity to have tree trimming provided by Tyson's Tree.
- Roger is aware of a number of renters interested in receiving the Mews News newsletter. Bruce asked Marty to solicit renters names and contact numbers so that they can be included in Mews News distribution.

Bruce provided a list of potential projects for consideration in 2008, based on projects deferred in 2007 and included in the Budget Plan. Roger suggested adding sinking curbs at islands, additional lighting, landscaping along the Overlook fence, and replacing the landscape timbers on Stevenson Avenue.

Simon Bennett moved that the Board approve the project list, seconded by Loren Scieurba. This list is posted on the LMCA website at www.landmarkmews.com.

Insurance

The Board continued its discussion about purchasing a workers' compensation insurance policy to cover potential LMCA liability for workers who are injured while doing work for the community and are not otherwise covered. The policy, based on an estimated payroll of \$30,000, will be \$550 per year. The estimated payroll also will accommodate some modest retention of off-duty police to enhance Mews security, should the Board approve that step. A motion to approve was made by Brenda Johnson, seconded by Simon Bennett, and approved unanimously. The policy will be effective January 1, 2008. Marty was directed to contact our insurance broker.

Architectural Standard Review

Bruce and Loren met with the committee to discuss the review of architectural standards. They will be asking the community for feedback on current standards, including window color and front door materials. Bruce will make a call to the community for feedback in the Mews News.

Security

Roger will set up a meeting with the commander of the Franconia Police Station with Bruce and Loren. The intent is to encourage increased officer patrol of the community, the possible gating of the community, off-duty police security and residential parking permits for Stevenson Avenue.

There was no other business and an executive session was not held. A motion to adjourn was made by Delia Riso, seconded by Jason Bacheler, and approved unanimously. The meeting adjourned at 9:25 pm.

Brenda Johnson
Acting LMCA Secretary