

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting November 5, 2008

The November LMCA Board Meeting was held on Wednesday, November 5, at the home of Delia Riso, 6269 Chaucer View Circle. The meeting had been rescheduled from November 12 to the first Wednesday of the month. 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), and Karen Kovach (Recording Secretary). Homeowners present: Joel and Teresa Kaplan.

Bruce convened the meeting at 7:10 p.m and welcomed the Kaplans. Joel was one of three homeowners newly elected to the Board and whose three-year terms begin January 1, 2009.

The minutes of the October 8, 2008 meeting were approved as amended to correct the place of the meeting to the home of Bruce Wood.

The minutes of the October 8, 2008 executive session were approved.

The minutes of the October 16, 2008 annual Homeowners Association Meeting were approved.

Covenants Committee Report - No report. Bruce advised that residents on Cottingham and Masefield reported a homeowner is leaving a trash can out; Roger will speak with the owner.

Financial Report - Marty reviewed account balances, emphasizing actual expenditures versus budgeted and reviewed the bills yet to be paid to the end of the year. There is \$6,022.00 remaining for emergency needs. Expenses to the end of the year will primarily be for necessary maintenance. Resurfacing of the berm path will be paid out of major infrastructure (restricted) reserve.

Property Report - Roger provided an update on outstanding property issues. The berm extension will be completed within the week. Laying asphalt on the remainder of the path is scheduled to be completed next week. Roger is obtaining estimates, where needed, for projects on next year's list. Enhanced lighting requires purchase of additional ballasts; it was decided that Roger should purchase extras as their cost is expected to increase.

Roger reported that motion-sensor lights are available from Home Depot for under \$40.00. The availability of the lights will be reported in the Mews News.

Discussion ensued on installing additional wall and pole lighting. The costs of lights, type of lights, and possible locations were discussed. Roger will follow up and report to the Board.

Security - Bruce reported that Al Lenhardt has agreed to help with a neighborhood watch program and asked for discussion and vote on implementing the program. Ensuing discussion included the security study's recommendations to implement a vehicle decal program, securing

pedestrian gates, and installing cameras at vehicle entranceways. Installing cameras elicited comments on their likely success as a deterrent and the eventual maintenance cost. It was observed that in addition to being a deterrent, recordings could be useful as evidence.

The usefulness of car decals was talked about at length. In addition to helping identify cars that don't belong to a resident for security purposes, decals could help facilitate enforcing visitor parking restrictions. Joel Kaplan offered to monitor parking on Bedlington Terrace. Bruce suggested that rather than towing cars, the Board consider a monetary penalty for parking violations. The Board agreed to set December 1 as the effective date to begin enhanced parking enforcement. Roger will brief Joel on procedures.

Brenda Johnson moved to implement a decal program. Loren Scieurba seconded the motion. Approved 6-0. (Don Washington absent).

Bill Gaffney moved to establish a neighborhood watch program. Loren Scieurba seconded the motion. Approved 6-0. (Don Washington absent).

Roger will research extending the Landmark Mews perimeter fence and attempt to obtain a complete estimate of the cost. Additionally he will get estimates for securing the pedestrian gates and issuing keys. Finally, Bruce will pursue obtaining an RFP for security cameras through Mike Jones of Gordon Security.

New Business: Election of Officers - Bruce and Loren agreed to run again for the offices of President and Vice President, respectively. Marty agreed to remain as Treasurer and Karen as recording secretary.

Delio Riso moved that the Board accept a slate of offices composed of Bruce Wood for President, Loren Scieurba for Vice President, Marty McDonald, Treasurer and Karen Kovach, Secretary. Bill Gaffney seconded the motion. Approved 6-0. (Don Washington absent).

There being no further business, the meeting was adjourned at 8:30 p.m. The December 10 meeting will be held at Loren Scieurba's, 6309 Manchester Way.

Karen Kovach
Secretary