

## LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting November 11, 2009

The November LMCA board Meeting was held on Wednesday, November 11, at the home of Linda Carter, 6304 Chaucer View Circle. Members Present: Bruce Wood (President), Loren Scieurba (Vice President), Linda Carter, Bill Gaffney, Joel Kaplan, and Delia Riso. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Dan Aminoff (member elect), Karen Kovach (outgoing Recording Secretary) and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Bill Evans, and Chris Dale. Absent: Board member Siham Wehbi.

Bruce convened the meeting at 7:00 p.m.

The minutes of the October 7, 2009 meeting were approved.

**Financial Report** - Marty distributed the following handouts, filed with minutes:

- CD Investments dtd November 11, 2009
- LMCA Actual Expenses vs Budget, dtd October 31, 2009
- LMCA Balance Sheet as of October 31, 2009
- LMCA Financial Report dtd October 31, 2009
- LMCA Investments and Savings October 31, 2009
- Budget History

The Actual Expenses vs. Budget shows what to expect expenses to be through to the end of the calendar year. In reference to Bucket 1 (contract expenses) both insurance and records storage are still outstanding and expenditures from Contract Expenses (Bucket 1) are currently at 79.6% of the budget. He also explained that because of the foreclosed property and the lien on another property LMCA is short on income and the interest is affected by \$1,300 to \$1,400, but this amount is covered through a bad debt line in the budget. Expenditures from Mandatory Supplies and Services (Bucket 2) are currently at 89.7% of the budget but he warned of additional costs such as legal fees for which there is no estimate until the attorney's complete the work being done for the lien on a property. Marty also reported that the home on Lot 77 has sold, but LMCA will be out the \$873 of outstanding fees including accumulated interest owed at foreclosure.

Marty continued the financial reported with the CD investments stating that he purchased a new CD from ING in the amount of \$25,042. In total, LMCA has 4 CD's from ING Direct (3 @ \$25,000 and the most recently purchased at \$25,042 because of the fact that for whatever reason \$42 wasn't transferred over). All of these CD's pay interest monthly directly into the LMCA savings account at ING Direct. LMCA also currently has 3 CD's with Alliance Bank (2 @ \$40K and 1 @ \$20K). They are all 5 year CD's and expire 9/15/11. The interest from these CD's are paid directly to LMCA Quarterly at \$5,700 per year. Marty continued to say that he is thinking of purchasing a six month CD sometime between February and September.

**Property Report** - Roger reported on the status of landscape projects and other work. He stated that some remaining projects left over from October and September are the tree removal from the Berm (13 trees in total) and the stone removal from the pathways. He said that depending on monetary restraints both these projects can be pushed back until December or even held over until next year.

Roger continued the property report by explaining that the largest oak tree in the mews is located on the berm at the end of Brampton Court. The community association is responsible for trimming the tree limbs that are touching the roof of a home. He expects the cost will be over \$500.00. Bruce asked Roger to get an estimate from Valley Crest.

There was also an act of vandalism to the plastic covers of the lights located on the wall at the end of Bedlington. The covers have been ordered and we are awaiting their arrival and installation. Roger continued to report that the drainage project behind 6327 Manchester Way has been completed. He concluded the property report by saying that all work that has been approved is done and paid for.

Joel Kaplan suggested that more wall lights are needed further down the wall at the end of visitor parking on Manchester Way. He also suggested decorating the hollies at both entrances for the holidays. The Board deferred the matter.

**Election of Officers** - *Bruce moved for the approval of all new officers for 2010 (President, Loren Sciurba; Vice President, Delia Riso; Treasurer, Marty McDonald; and Secretary, Heather McGhee) Joel Kaplan seconded the motion. Approved 6-0, 1 Absent*

**Neighborhood Watch** - Joel Kaplan provided several inserts to be published in the Mews News. He also provided information on water valves and reminded residents of the importance of keeping their porch lights on after dark. He also reported that Lloyd Muller has resigned from his position on the Neighborhood Watch and recommended Bill Menzies to replace him on the committee.

*Joel moved that the Board appoint Bill Menzies to the Neighborhood Watch Committee. Linda Carter seconded the motion. Approved 6-0, 1 Absent.*

Amendment of Due Process resolution; Approval of Citation--- Bruce presented a revised due process resolution for the Board's approval, noting that the original resolution approved in June did not encompass all violations of the Parking and Vehicle Restrictions Policy. That resolution expressly addresses on-street parking violations, authorizing a charge of \$50. The revised resolution is broadened to subject all parking and vehicle violations to that charge. Marty McDonald questioned the need for imposing a charge. Linda Carter noted that commercial vehicles from Valley Crest are habitual offenders of the parking policy. Marty suggested simply towing people as opposed to "fining" them, but obviously to make the towing option a last resort. Bruce and Loren both noted that the current policy is effectively unenforceable, requiring considerable delays in towing as to make towing an impractical option. Calling the police to ticket vehicles parked on the street also is ineffective, because the police may not be able to be here before the vehicle is moved and, in any event, would require a systemic means of notifying

the police to begin with. Imposing a \$50 charge, as is permitted under the statute, gives the Board greater enforcement authority and a more practical means of enforcing the rules. Bruce believes that roving tow trucks would not have the community's support. Simon Bennett asked who would enforce the new rules. Bruce indicated that Neighborhood Watch would do so.

*Delia Riso moved to adopt the resolution, Loren Sciorba seconded the motion. Approved 5-0, 1 Abstention (Kaplan), 1 Absent (Wehbi).*

**Covenants Committee Report** - In the absence of Dick Fiske, Bruce stated that Dick is following up with RCS Management several residents' inquiries upon receiving the fall follow-up inspection reports.

**Other Business** - Roger returned to the issue of visitor parking. He noted that it generally isn't a problem at the Stevenson Avenue, but is more so on the east-of-Cottingham side, and it needs to be enforced. He states that there should be equal enforcement on both sides of the Mews. Joel Kaplan volunteered to help enforce in the parking area along Bedlington.

Bruce also observed that the Parking and Vehicle Restrictions Policy had not been reviewed in many years and should be, in light of the discussion surrounding the due process resolution. He asked that a small task force of Loren Sciorba, Joel Kaplan, and Roger Casalengo review the policy and report to the Board at the December meeting.

There being no further business, the meeting was adjourned at 8:37 p.m. The December meeting will be held December 9 at Bruce Wood's home.

Respectfully submitted,

Heather McGhee  
Secretary, LMCA