

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting November 17, 2010

The November LMCA board Meeting was held on Wednesday, November 17th, at the home of Linda Carter, 6269 Chaucer View Circle. Members Present: Loren Scieurba (President), Delia Riso (Vice President), Joel Kaplan, Linda Carter, Bill Menzies, Bill Gaffney and Dan Aminoff. Also present were Marty McDonald (Treasurer), Bill Evinger, (Covenants Chair), and Roger Casalengo (Property Manager). Homeowners present: Simon Bennett, Noreen Hagerty-Ford, Joe and Vicky Gaston, and Bill Evans. Absent was Heather McGhee (Secretary). Loren convened the meeting at 7:05 p.m. Delia Riso took the minutes for Heather.

Secretary's Report

In the absence of Heather McGhee the minutes from the previous Board Meeting as well as the Annual Meeting could only be approved in a draft form.

Dan Aminoff moved to approve the draft minutes. Delia Riso seconded. Approved 7-0.

President's Report

Loren reported that the license agreement on the fence had been drafted and that the garage sale survey was ready for distribution.

Financial Report

Marty McDonald started the report by reminding the Board of the 2007 resolution to set aside two times anticipated interest (\$16,000) into unrestricted reserve. There is no cap on the unrestricted reserve, which is currently at \$164,000, or approximately 80% of the 2011 budget. Marty suggested capping the unrestricted reserve at 80% and putting additional funds into the restricted reserve. It was decided to discuss this more at the December meeting.

Marty also said he was looking for another bank for a CD because LMCA accounts were approaching the \$250,000 FDIC limit. He had settled on Virginia Commerce Bank because it had reasonable rates and was not too far to drive to. Linda asked whether LMCA could use a credit union and Bill Evinger said that there were restrictions against businesses. Loren asked how often Marty would need to travel back and forth to a bank that was further away and Bill Evinger offered to go with Marty.

Bill Evans suggested that since LMCA had ample reserves, that maybe it was time to look at lowering homeowner's dues. Marty agreed, but that doing so after the reserve study would make more sense. Roger disagreed noting that LMCA had made no physical improvements in 2010, and may do so in 2011, such as citing the cost of the lighting program. Bill Evans asked whether the Board could consider the lowering the dues in the future. Marty reminded everyone that the reserve study would take place in May. Loren suggested that the Board consider the idea over the coming year.

Marty then moved on to discuss the fact that the RCS contract will expire on December 31, 2010. Bill Evans asked how Bill Evinger felt about having RCS continue and he responded that he had to correct 11 letters that had been sent out by RCS and that there had also been 5 complaints. Another issue was that there was too much time between inspections and when the letters went out and Bill Evinger concluded that he would prefer another company take over. He continued by saying that he believes the committee can do the spring inspections if a new company hasn't been hired by then.

Loren reminded everyone that committee members come and go and that there is a need to have a professional company take care of the inspections and Dan agreed. Joel asked if anyone had anything positive to say about keeping RCS on, and no one did. Dan said that RCS simply isn't the right vendor for Landmark Mews. Marty said he is willing to resume making the sellers packages for new residents. Dan said that the service was contracted in anticipation of the changes in the law, but the changes were not as significant as anticipated. Loren noted that the content of RCS prepared books was the same as those previously prepared by Marty. Bill Evinger said he will continue to look into new companies. Marty will resume preparing the sellers packages.

Joel Kaplan moved not to renew RCS's contract. Bill Gaffney seconded. Approved 7-0.

Marty then requested the Board revisit the matter of paying RCS \$210 for fees not collected at a settlement. Loren declined to reopen the matter, explaining that it had already been debated and decided at the previous meeting and that the Board had voted to pay the bill.

Property Report

Roger began by saying how important it is to keep porch lights on for neighborhood safety, and asked if the Directors would assist him in a door-to-door effort to remind homeowners to do so. Loren agreed this was a good idea. Joel and Roger offered to organize the process.

Roger then moved on to discuss the parking situation and praised Chris Dale for the excellent job she had been doing. Roger continued by saying that he had renewed the snow contract with Valley Crest.

Parking

Residents Noreen Hagerty Ford, and Joe and Vicky Gaston said that they disagreed with the new policy requiring all visitors in guest parking put notes on their cars, regardless of the length of their visit. They stated they believed the old 24 hour rule was effective. Vicky stated she believed the new rule was unnecessary and intrusive as it is nobody's business who is visiting anyone's home, and noted that guest parking is one of the only amenities the community has got. Roger stated the rule is there for security and that it sends a message to bad guys that the community is being watched. He also stated that response to recent enforcement had been overwhelmingly positive. Noreen noted that the problem before enforcement was with residents parking in the visitor lot, not visitors. Loren and Delia stated that they agreed the new rule was unnecessary. Joel said that the 24 hour rule was too much of a burden on Chris for enforcement. Noreen noted that the opposite was true, that it was more effort to track cars hourly than daily. Joel said he would feel better about returning to the old rule if resident decals were up to date. Loren suggested the issue be tabled for another month.

Election of Officers

Loren moved that Dan Aminoff be nominated for President, he accepted. Joel Kaplan seconded. Approved 7-0.

Delia moved that Loren be nominated for Vice President, he accepted. Seconded by Bill G. Approved 7-0.

Loren moved for Heather to remain as Secretary. Seconded by Delia. Approved 7-0.

Bill moved that Marty remain as Treasurer. Seconded by Joel. Approved 6-0. Abstain 1 (Loren).

Covenants Committee

Bill Evinger said that all current requests for modification have been approved. Dan asked about the complaints from the most recent letters and Bill said that he was able to resolve all issues.

Loren moved to enter Executive Session. Seconded by Delia. Approved 7-0.

Executive Session

Other Business

There being no further business, Bill Gaffney moved that the meeting be adjourned. Joel seconded and it was unanimously approved. The meeting was adjourned at 9:00 p.m.

The Board's next meeting will be Wednesday December 15, at the home of Bill Menzies, 6313 Chaucer Lane, and beginning at 7:00 p.m.

Respectfully submitted,

Heather McGhee
Secretary, LMCA