

LANDMARK MEWS COMMUNITY ASSOCIATION ANNUAL MINUTES  
October 21, 2010

President Loren Sciorba called the annual homeowner's meeting to order at 8:00 pm at the Samuel Tucker Elementary School, Cameron Station. Other Board members present were Bill Menzies, Joel Kaplan, and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Approximately 30 homeowners were in attendance.

### **President's Report**

Loren Sciorba opened the meeting by saying that the state of Landmark Mews was good and that we are on track to finish within the 2010 budget even with the added cost of snow removal over the past year. He continued by reporting that there was currently about \$332,000 in capital reserves with about \$400,000 anticipated for 2011. On account of the positive financial state of LMCA, Loren reported that there would not be a homeowners dues increase. Over the last year Loren stated that there weren't any many improvement projects, just typical maintenance and snow damage repair. He discussed the berm, and the fact that there hadn't been consistent maintenance on that area in a while so the process had begun to remove all the overgrowth and that replanting would continue through next year. Loren then moved on to discuss lighting around Landmark Mews. He reported that LMCA was moving away from the high energy saver bulbs as the light they provided was not adequate for the savings in cost.

Loren then reported on the issue of garage sales in Landmark Mews. The issue was first raised in March and no one could find a rule in the bylaws prohibiting them. A few residents then had a couple of sales, and there were no issues brought about by these sales. A resident recently found an old issue of the Mews News dating back to 2001 in which it was reported that the Board had voted to prohibit garage sales. However, since this vote was never recorded in the Book of Resolutions, it could not be enforced. Loren continued by saying that a survey on the issue of garage sales will soon be sent out to the residents and after the results of the survey are tabulated, the Board will discuss and decide how to proceed.

Loren then began to discuss the ongoing parking issues. He praised Roger, Chris Dale and Joel for their efforts in enforcing the parking regulations. Loren informed the residents that at the last Board meeting the issue came up as to when a guest would need to put a note identifying themselves as a guest in their dashboard. The parking policy stated that a note was only needed if the car would be parked for more than 24 hours, however another notice that Loren found stated a note should be there every time, no matter how long the car would be parked. He reported that the Board had voted to require notes, regardless of the length of time parked.

Loren wrapped up his report by emphasizing the importance of detailed record keeping so that rules are clear and consistent. If a rule isn't clear or isn't published, then we can't expect people to comply just because we think it has always been done that way. He reported that the Book of Resolutions has been updated and is available on the website. In addition, the directory has also been updated and will be sent to the residents shortly. He then stated that LMCA would now be using electronic storage for all archive materials because it was cheaper and also made the documents more accessible. He continued by explaining that a draft of the Board minutes is now available on the website within days

of the meeting for residents to read. This change was so that residents are getting current information and aren't a month behind on what is being discussed at Board meeting. He also emphasized the importance of email communications throughout the community. He finished by saying that the Governing documents are updated, but that they require a 2/3 majority for approval so perhaps next year.

### **Treasurer's Report**

Marty began by saying that all in all, Landmark Mews financial situation is very good. LMCA currently has 3 CD's with Alliance Bank at a 5.79% interest rate and 6 CD's with ING at 1.25-3.00%. In savings, LMCA has about \$76,000 with a 0.95% interest rate, checking \$44,000 and capital reserves around \$332,000. He then explained the budget breakdown and estimated that the projected income for 2011 to be \$273,000. He went on to explain that every 5 years a reserve study is conducted and that the next one was coming up in 2011. The purpose of the reserve study is to check all components owned by the association and estimate the cost of maintenance and upkeep for the next 25 years and with that estimate to decide whether there was enough in LMCA's restricted reserved to cover the expenses. The cost of the last study conducted in 2006 was \$5,000 but because of the more advanced technology he projects the 2011 study to cost more. He finished by stating that in the year 2011, the capital reserve should hit \$400,000 and explained that the unrestricted reserves purpose was to back up the operational budget.

### **Resident Q & A**

Loren opened the meeting to questions and several residents were concerned with the current parking situation, especially considering the recent vandalism on Stevenson Avenue and suggested possibly allowing residents to park in the lot at 6 as opposed to waiting until 8. Loren said that is something that can be discussed at the next Board meeting. Another resident expressed frustration with the policy of having their guests place a note in their dashboard and said that it makes the community appear unfriendly. There were additional parking questions and suggestions including possibly repainting the spaces to increase the number of spaces in the lots but because of the fact that there are only 41 spaces and 148 units there will always be parking issues. Another resident wondered what the purpose of the Landmark Mews decals were if guests would still have to identify themselves as such.

### **Election Results**

Delia Riso, 56 votes; Bill Gaffney, 52 votes; 2 invalid ballots

### **Conclusion**

Loren thanked all the Board members for their service and also thanked Roger for his work as Property Manager, Marty as Treasurer, and Bill Evinger as the new Covenants Chair. He also recognized the Election Committee as well as Estella Laguna of the Social Committee.

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Heather McGhee  
Secretary, LMCA