

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting
December 11, 2013
6303 Chaucer View Circle, 7:00 PM

Board Members in Attendance

Jerry Putman (President)
Charles Cureton
Linda Carter
Joel Kaplan
Bill Gaffney
Tom Craig

Officers in Attendance

Roger Casalengo (Prop. Manager)
Heather McGhee (Secretary)

Homeowners in Attendance

Chris Dale, Tim & Annie Foster, Vicky Gaston

Please note: All motions below are shown in quotes, followed by the Board Member who made the motion, the Board member who seconded the motion and the vote result all in parentheses.

Call to Order

Noting the presence of a quorum, Mr. Putman call the meeting to order @ 7:00 PM

Approval of the Agenda

“I move to approve the agenda as presented.” (Jerry Putman, Joel Kaplan, **Approved** unanimously)

Approval of Minutes

“I move to approve the minutes as presented.” (Jerry Putman, Bill Gaffney, **Approved** unanimously)

Property Manager Report

Roger Casalengo started by saying that LMCA had made it through the first snow/ice storm of the season successfully. The community had benefitted from two salt treatments on the roads and one unasked for plow that the community will not be charged for. Additionally, a few trees had fallen down on account of the ice, but there was no damage. Roger then moved on and said that he expected there to be at least one more round of leaf removal from the community. He finished by asking that homeowners remember to keep their front porch lights as it helps with the lighting and safety throughout the community.

Presidents Report

Jerry updated the Board on situation involving the trees that stand in the property zone between LMCA and Overlook that need to be removed. He explained that he had been in communication with President of Overlook and that the last communication from Overlook came in the form of a letter in which they requested that LMCA take on the responsibility of supervising the tree removal and split cost with Overlook. After a brief discussion over concerns on ownership of the property the trees are currently on, it was decided that Tom Craig will draft a response letter to Overlook for Jerry to sign in which

LMCA take responsibility for the current trees, but does not accept any future responsibility or ownership of the property.

Jerry then updated everyone on the status of work that had been completed to a property within the community at a cost of \$3,600, which the property owner now owed LMCA. He then reminded everyone that the new auditor will begin with the upcoming Audit and asked Bill Gaffney if he still felt comfortable in his role of Treasurer. Taking into consideration the possibility of more complications and work with the transition to the new auditor, Bill said that he could continue for the time being, but that it might be a good idea to seek a new Treasurer in the future. Linda Carter then volunteered to take over as Treasurer after the month of April.

Board Decisions

“I move to authorize the signing of the agreement in regards to the trees in between the property zone of LMCA and Overlook with the caveat that LMCA doesn’t accept any future responsibility.” (Tom Craig, Joel Kaplan, **Approved** unanimously)

“I move that the election of officers be deferred until a later time.” (Jerry Putman, Charles Cureton, **Approved** unanimously)

Next Meeting

The next scheduled Board Meeting will be at 7:00 PM on January 8th, 2014 at Joel Kaplan’s home, 6309 Chaucer View Circle.

Adjournment

The Board agreed by **Unanimous Consent** to adjourn the meeting @ 7:45PM.

Heather McGhee
Secretary

Jerry Putman
President