

LANDMARK MEWS COMMUNITY ASSOCIATION

Board Meeting

February 12, 2014

6325 Manchester Way, 7.00 p.m.

Board Members in Attendance

Jerry Putman (President)
Charles Cureton (Vice-President)
Linda Carter
Joel Kaplan
Tom Craig
Vicky Gaston

Officers in Attendance

Roger Casalengo (Property Manager)
Heather McGhee (Secretary)
Bill Evinger (Covenants Chair)

Absent

Bill Gaffney

Homeowners in Attendance

Christine Dale

Please note: All motions 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 called the meeting to order at 7.00p.m. This was seconded by Linda Carter.

Approval of the Agenda

“I move to approve the agenda as presented”. (Jerry Putman, Joel Kaplan, **Approved 4-0, 3 Absent**)

Approval of Minutes

“I move to approve the minutes as presented”. (Jerry Putman, Joel Kaplan, **Approved 4-0, 3 Absent**)

Property Manager’s Report

Roger Casalengo began by stating that Noreen Hagerty Ford had picked out the flowers for the spring rotation. He noted that they will all be one color, rose, and that she had stayed within budget. He then went on to discuss the high cost of having Valley Crest handle the snow removal as compared to previous years where it was handled in house at a much cheaper cost. It was explained that on account of the fact that Valley Crest is an insured and licensed vendor it was necessary to have them handle the snow removal.

Roger then gave an update on the mailbox replacement project. He passed out a hand-out which contained an estimate by TrashMasters for the cost of new mailboxes, along with several style options. TrashMasters is certified by the United States Postal Service and they would also handle the removal of the old boxes, coordinate the logistics with the USPS, and

best of all there would be no interruption to mail service. All in all, the entire process would probably take a week to complete installation. After looking over the mailbox options provided by TrashMasters, the board decided to approve the cost of \$26,245 to move forward with the replacement of the mailboxes.

Covenants' Report

Bill Evinger began by passing out a hand-out explaining the details of getting external modifications approved by the Covenants Committee. The hand-out stated:

Exterior modifications to your house or landscaping requires prior Covenants Committee approval. When requesting a modification to your property, be sure to use the current version of the form (10/9/13) which is available on the LMCA website or from any Committee member. Please be sure to provide as much information as possible on the form, including colors, materials, and company. Also include a detailed plan, a sample of the materials, and colors as may be appropriate for your project. The cost of the project is NOT required. In addition, your neighbor's signatures are no longer needed. The committee notifies all affected units by email.

For modification that would alter the original structure or design of your home, requests must be published in the Mews News and on the LMCA website and 30 days must transpire to allow for community comments before Committee actions. For all other projects, allow time for the Committee to review your request and act on it BEOFRE you start you start your work.

After some discussion on the section stating that the requests must be published in the Mews News, it was decided that Bill Evinger would verify the exact wording in the Bylaws and adjust the form if needed.

Next Bill stated that he had managed to collect leases from all but two of the current renters within the community. After several failed attempts to obtain the leases from the homeowners it was determined that Bill would follow up with an official letter and Tom Craig offered to look over the letter before sending it to the residents.

President's Report

Jerry began by bringing up the bad debt from 2013 which was caused by two homeowners who still owed LMCA fees, the greater of the two, at an amount of \$5,814 had been turned over the Reese Broom, LMCA's attorney, and the homeowner had been sent a letter giving them 30 days to respond.

Next Jerry stated that Mark Baily, of SCS Management, would soon be leaving and in his place would be Gay Bridges. It was decided that Jerry, along with a few other Board members, would take a trip to SCS to meet and introduce themselves to Ms. Bridges.

Board Decisions

"I move that the roads, mailbox areas, the gates at Bedlington and Cottingham, and the fire hydrants, if determined necessary by the Fire Department, all be cleared by Valley Crest during the next snow removal." (Jerry Putman, Charles Cureton, **Approved 6-0, 1 Absent**)

“I move that we move forward with the mailbox replacement project at a cost of \$26,245. The new mailboxes will be sandstone, with the finial top and a round column base” (Linda Carter, Charles Cureton, **Approved 6-0, 1 Absent**)

Next Meeting

The next scheduled Board Meeting will be at 7.00p.m. on Wednesday March 12th, 2014 at Charles Cureton’s home, 6303 Chaucer View Circle.

Adjournment

The Board agreed by **Unanimous Consent** to adjourn the meeting at 8.10p.m.

Heather McGhee
Secretary

Jerry Putman
President