

**LANDMARK MEWS COMMUNITY ASSOCIATION**

**Board Meeting**

**June 11, 2014**

**Bren Mar Park Elementary School**

**6344 Beryl Road, 6:00 p.m.**

**Board Members in Attendance**

Jerry Putman (President)

Charles Cureton (Vice President)

Bill Gaffney

Tom Craig

Joel Kaplan

**Board Members Absent**

Linda Carter

Vicky Gaston

**Officers in Attendance**

Roger Casalengo (Property Manager)

Heather McGhee (Secretary)

Bill Evinger (Covenants Chair)

**Homeowners in Attendance**

Simon Bennett, Deena Evans

*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 6: 00p.m. This was seconded by Tom Craig.

**Approval of the Agenda**

“I move to approve the agenda as presented”. (Jerry Putman, Tom Craig, **Approved 5-0, 2 Absent**)

**Approval of Minutes**

“I move to approve the minutes as presented”. (Jerry Putman, Bill Gaffney, **Approved 3-0, 2 Absent, 2 Abstain**)

**Covenants**

Bill Evinger briefed the Board on why the Covenants Committee had denied the request of Deana Evans to replace double-hung windows with casement windows. Evinger explained that the members of the Covenants Committee felt that the replacement of the windows with

casement instead of double-hung windows went against the approved Architectural Standards and for that reason they didn't feel that they had the authority to approve the change and brought it to the Board for their final say. After discussion on the exact location of where the widows would be placed in Mrs. Evans' home, as well clarification on the minimal change to the outside appearance of the home and also after identifying that the windows would not be visible outside of Mrs. Evans the property line, the Board approved Mrs Evans request.

Evinger then said that the Covenants Committee had received three "Requests to Modify" since the last meeting, all except Mrs. Evans were approved, but that he would update the list to reflect the Boards decision from this evening. He also passed out a document outlining the current status of the spring inspections and where each resident stands in the process.

### **Property Managers Report**

Roger Casalengo asked for the Board's approval on the below tree removal projects:

- LMM common property trees encroaching into homeowner property
- Two Maples affecting 6327 Manchester
- One Oak and one Pine affecting 6325, 6323 Manchester and 6356, 6358 Brampton
- One Oak affecting 6317, 6319 Manchester

### **Board Decisions**

"I move to approve the replacement of Mrs. Evan's current double-hung windows with casement windows." (Tom Craig, Joel Kaplan **Approved 5-0, 2 Absent**)

"I move to accept of presentation of the Covenants Report as is." (Jerry Putman, Bill Gaffney **Approved 5-0, 2 Absent**)

"I move to approve the tree removal project as outlined in the Property Manager report for a cost of \$2,950." (Jerry Putman, Bill Gaffney **Approved 5-0, 2 Absent**)

### **Next Meeting**

The next scheduled Board Meeting will be at 7:00 PM on Wednesday July 9, 2014, at Joel Kaplan's home, 6309 Chaucer View Circle.

### **Adjournment**

The Board agreed by **Unanimous Consent** to adjourn the meeting at 6:30p.m.

Heather McGhee  
Secretary

Jerry Putman  
President