

**LANDMARK MEWS COMMUNITY ASSOCIATION**

**Board Meeting**

**July 9, 2014**

**6309 Chaucer View Circle**

**7:00 p.m.**

**Board Members in Attendance**

Jerry Putman (President)

Charles Cureton (Vice President)

Bill Gaffney

Tom Craig

Joel Kaplan

Linda Carter

Vicky Gaston (Arrived after the approval of the agenda and minutes)

**Officers in Attendance**

Roger Casalengo (Property Manager)

Heather McGhee (Secretar)

**Homeowners in Attendance**

Teresa Kaplan

*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 Tom Craig.

**Approval of the Agenda**

“I move to approve the agenda as presented”. (Jerry Putman, Joel Kaplan, **Approved 6-0, 1 Absent**)

**Approval of Minutes**

“I move to approve the minutes as presented”. (Jerry Putman, Bill Gaffney, **Approved 6-0, 1 Absent**)

**Covenants**

In Bill Evinger’s absence Jerry reported that the spring inspections were going well and that homeowners had been communicating with the Covenants Committee accordingly in regards to fixing any violations.

**Property Managers Report**

Roger Casalengo began by reporting that 3 trees had been planted in the community the week before, Valley Crest had sodded and removed the bramble in 2 areas of the community as

well as replaced 2 dead trees. He also said that some of the screws on the new mailboxes had shown signs of rust so new rust proof screws had been ordered. Also, in regards to the mailboxes, he said that he had received positive feedback from the community.

Roger then requested approval for work to be done in the common area on Chaucer View Circle between 6317 and 6319. He stated that the trees in this area are overcrowded, blocking the necessary sunlight, and they need to be pruned, elevated and in some cases reduced and shaped. The total cost for this work is \$2,500. Details below:

- Bradford Pear – Reduce and shape
- Large Pine Oak – Trim and elevated
- Pine Tree – Elevate off neighboring trees
- Pine Oak – Trim dead wood
- Pine Oak – Trim dead wood and elevate
- Maple Tree – Trim and elevate
- 5 Small Trees – Trim dead wood, remove limbs growing into each other

### **Presidents Report**

Jerry reported that the new auditor is requesting some documents from 2012 in order to complete the current audit. In order to better understand and improve communication with the auditor he will be setting up an in person meeting. Bill Gaffney and Tom Craig also offered to attend.

### **Executive Session**

An executive session was held from 7:45 – 8:00 for the purpose of discussing the status of various collections.

“I move to enter executive session.” (Jerry Putman, Charles Cureton, **Approved 7-0**)

“I move to exit executive session.” (Jerry Putman, Linda Carter, **Approved 7-0**)

### **Board Decisions**

“I move to approve the tree work recommended by the Property Manager in the amount of \$2,500.” (Linda Carter, Tom Craig, **Approved 4-0, 2 Against, 1 Abstain**)

“I move that LMCA proceeds to take action to foreclose upon the property discussed in Executive Session pending further discussion with the lawyer concerning the chances that the foreclosure process will not succeed.” (Bill Gaffney, Joel Kaplan, **Approved 7-0**)

### **Next Meeting**

The next scheduled Board Meeting will be at 7:00 PM on Wednesday August 13, 2014, at the home of Tom Craig, located at 6364 Brampton Court.

### **Adjournment**

The Board agreed by **Unanimous Consent** to adjourn the meeting at 8:00p.m.

Heather McGhee  
Secretary

Jerry Putman  
President