

LANDMARK MEWS COMMUNITY ASSOCIATION

Board Meeting

October 9, 2014

6309 Chaucer View Circle

7:00 p.m.

Board Members in Attendance

Jerry Putman (President)

Charles Cureton (Vice President; arrived after the approval of the agenda and Sept. minutes)

Bill Gaffney

Tom Craig

Joel Kaplan

Vicky Gaston

Board Members Absent

Linda Carter

Officers in Attendance

Roger Casalengo (Property Manager)

Bill Evinger (Chair, Covenants Committee)

Heather McGhee (Secretary)

Homeowners in Attendance

Chris Dale, Simon Bennett, Teresa Kaplan, , Tim & Annie Foster

Call to Order

Noting the presence of a quorum, Mr Putman called the meeting to order at 7: 00p.m. This was seconded by Joel Kaplan.

Approval of the Agenda

“I move to approve the agenda”. (Jerry Putman, Joel Kaplan, **Approved 5-0**)

Approval of Minutes

“I move to approve the minutes as presented”. (Jerry Putman, Joel Kaplan, **Approved 5-0**)

Covenants

Bill Evinger passed out the updated request to modify list and notified everyone that there was only one new request to modify since the last meeting. He then gave a brief update on the ongoing inspection process and said that he would have a full report soon.

Property Managers Report

Roger Casalengo reported that the work on Manchester Park would soon be completed. He then said that the tree trimming throughout the community was ongoing and that the road work would probably be pushed back to the spring of 2015. Lastly he said that the light covers in Manchester Park will soon be replaced.

Presidents Report

Jerry reported that because of the good relationship established between VDOT and LMCA, VDOT was working with LMCA to get the best possible landscaping and irrigation system outcome on Stevenson Avenue. He thanked the Fosters for their diligent work having to do with these projects. He also stated that he would be meeting with the law firm of Walsh, Colucci, Lubely & Walsh PC to discuss possible liability issues for LMCA having to do with both the landscaping and irrigation system on Stevenson. Any available Board members were also invited to attend this meeting.

Jerry then discussed the August Financial Report and stated that overall LMCA is in good shape. He reminded everyone once again the reason for the deficit reflected in the financial statements was on account of the increased cost of snow removal and the \$8,000 worth of tree trimming and replacements that weren't budgeted for in calendar year 2014. He said he would soon be meeting with SCS to work on the 2015 budget and reminded the Board of the projects and increases which had previously been approved by the Board for the 2015 budget.

- Road and curb work in the amount of \$31,000
- \$12,500 in landscaping work
- Increase the snow removal budget from \$4,000 to \$11,000

Lastly Jerry reminded everyone that the Annual Meeting will take place on Thursday, October 16th @ 7:30 PM at Samuel W. Tucker Elementary School located at 435 Ferdinand Day Dr, Alexandria, VA 22304

Board Decisions

"I move to that LMCA retains the law firm of Walsh, Colucci, Lubely & Walsh PC to assist with the liability issues related to the landscaping and irrigation projects on Stevenson Avenue ." (Jerry Putman, Joel Kaplan, **Approved 6-0**)

Next Meeting

The next scheduled Board Meeting will be at 7:00 PM on Wednesday, November 12, 2014, at the home of Joel Kaplan, located at 6309 Chaucer View Circle.

The 2014 LMCA Annual Meeting will be at 8:00 PM on Thursday, October 16, 2014, at Samuel W. Tucker Elementary School, located at 435 Ferdinand Da Dr., Alexandria, VA 22304.

Adjournment

The Board agreed by **Unanimous Consent** to adjourn the meeting at 7:51p.m.

Heather McGhee
Secretary

Jerry Putman
President