

LANDMARK MEWS COMMUNITY ASSOCIATION

Board Meeting

10 December, 2014

6303 Chaucer View Circle

7:00 p.m.

Board Members in Attendance

Jerry Putman (President)

Charles Cureton (Vice President)

Bill Gaffney

Tom Craig

Joel Kaplan

Vicky Gaston

Linda Carter

Officers in Attendance

Roger Casalengo (Property Manager)

Officers Absent

William Evinger (Covenants' Chair)

Homeowners in Attendance

Simon Bennett, Chris Dale, Tim & Annie Foster, Gary Gust & Philip Thompson

Call to Order

Noting the presence of a quorum, Mr Putman called the meeting to order at 7: 01p.m. This was seconded by Linda Carter.

Approval of the Agenda

"I move to approve the agenda". (Jerry Putman, Charles Cureton, **Approved 7-0**)

Approval of Minutes

"I move to approve the November minutes as presented". (Jerry Putman, Joel Kaplan, **Approved 7-0**)

Property Manager's Report

Roger Casalengo reported that there was a vertical crack in the Community wall behind one of the houses located on Manchester Way facing the I-395. He suggested that it could have been caused by the extensive vibration of the compactor that was in use during the project on the highway. Fluor, the contractor responsible for this mega-project, will be sending him paperwork for the damage claim.

He also brought up the increased instances of crows tearing open trash bags and leaving their contents either strewn on the sidewalk or blown on to the adjacent properties. Since the AAA collection team tends to pick up any trash that has lying around the bags, homeowners may not even realize the mess the crows have caused. He suggested that everyone be reminded

that black trash bags be used, as white trash bags tend to be a lot flimsier – and therefore easier for the crows to tear open.

He finished by saying that the graffiti that had been left on the sidewalk of one of the Brampton Court residents would be cleared up soon.

President's Report

Jerry announced that the Covenant's Chair was absent due to a family commitment. Furthermore, Bill Evinger had presented his resignation due to a move. Nevertheless, he assured everyone that the current committee was still intact, namely Simon Bennett, Mecky Putman, Dick Fiske and Michael Davids.

He had also been informed by Loren Sciorba, a previous Covenants member and LMCA Board President, of his interest in volunteering for the committee.

Jerry then moved on to the Stevenson Avenue project and presented some slides showing the cost of doing business. \$5,000.00 would be required for a Letter of Credit for perpetuity. A discussion then ensued on the cost of the project. \$14,000.00 would be the cost to bore under Stevenson Avenue and connect the water and power lines to supply the irrigation system to maintain the plantings that were just put in by VDOT. A further \$764.00 monthly is needed for the landscape contractor maintenance, which would include mowing, weeding and mulching among other duties that Valley Crest would carry out to maintain the plants there. Lastly, there would also be a cost for insurance but there was no exact figure available at present. After much debate, not just among the Board but from the homeowners present, Jerry moved that the Board approve the \$5,000.00 cost.

The next subject brought up for discussion was the road re-sealing project within the Community. This would be carried out in Spring 2015. To ensure that homeowners get "best value", Jerry and some Board members met contractors from four paving companies, suggested by SCS, to compare their proposals. After looking at the scope of work laid out in the proposals, Vicky Gaston moved to accept the bid by Pro-Pave, contingent on any adverse information. The Property Manager was then asked to check references of this company within 48 hours.

Lastly, Jerry said that he had received a notice from the lawyer at Odin, Pittleman & Feldman informing him that appropriate paperwork regarding Registered Agent status had to be filled out without delay, as failing to do so would result in the Association being unable to operate. Tom Craig agreed to work closely with the lawyer at this firm to resolve this satisfactorily.

Board Decisions

"I move that we approve the sum of \$5,000.00 for the Letter of Credit for Perpetuity for the Stevenson Avenue project". (Jerry Putman, Charles Cureton,) (**Approved 5, Opposed 1, Abstention, 1**)

"I move that we appoint Loren Sciorba to the Covenants Committee." (**Approved 7-0**)

“I move that we move to accept the bid from Pro-Pave, contingent on any adverse references/reports.” (Vicky Gaston, Charles Cureton (**Approved 7-0**))

Next Meeting

The next scheduled Board Meeting will be at 7:00 PM on Wednesday, January 14, 2015, at the home of Tom Craig, located at 6364 Brampton Court.

Adjournment

The Board agreed by **Unanimous Consent** to adjourn the meeting at 8:30p.m.

Jerry Putman
President