

LANDMARK MEWS COMMUNITY ASSOCIATION

Board Meeting

January 14, 2015

6364 Brampton Court

7:00 p.m.

Board Members in Attendance

Jerry Putman (President)

Tom Craig (Vice President)

Bill Gaffney

Charles Cureton

Joel Kaplan

Vicky Gaston (Arrived @ 7:15)

Chris Dale

Officers in Attendance

Roger Casalengo (Property Manager), Loren Scieurba (Incoming Covenants' Chair)

Homeowners in Attendance

Norm Taylor, Simon Bennett, Linda Carter, Tim & Annie Foster, Jason Short, Gary and Kathryn Gust

Call to Order

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

Approval of the Agenda

"I move to approve the agenda". (Jerry Putman, Bill Gaffney, **Approved 6-0, Absent 1**)

Approval of Minutes

"I move to approve the December minutes as presented". (Jerry Putman, Joel Kaplan, **Approved 6-0, Absent 1**)

Property Manager's Report

Roger reported that a previous contractor, VA Paving had returned to do some patch work and while they were on site they fixed some cracked sealing in the roads. Roger commented this would preclude ProPave from having to do the work in the spring and that would save \$500. Jerry commented that ProPave might not accept this work and we cannot assume the additional savings unless ProPave agrees the work is no longer necessary. Roger had also contacted three clients of ProPaving who all had recommended their services. Next Roger brought up the water damage that been done to a home due to a busted pipe and reminded everyone to turn off their water when they are out of town and to also let a neighbor know so that they are able to easily get a hold of you in the case of an emergency.

Next Roger discussed the vertical crack in the Community wall behind one of the houses located on Manchester Way facing the I-395. He said that the cost to repair the wall will be

about \$800-\$1000 and that an insurance claim had been placed. He finished by saying that the graffiti that had been left on the sidewalk of one of the Brampton Court residents had been removed.

Covenants

Jerry reported that Loren has been appointed to the Covenants Committee by the board and that the Covenants Committee, by a vote of 4-0, had confirmed him as the Chairman.

President's Report

Jerry announced that the new Secretary for the community would be Jason Short. He then moved on to the Stevenson Avenue Landscape Area and reminded everyone that the Board had approved a \$5,000 security deposit by VDOT in December and asked for the Boards approval on three additional expenditures.

- Approve under-street connection to provide water/electricity for Stevenson Avenue landscaped are (not to exceed \$12.5 K and water/electrical LMCA expenses thereafter (estimated @ \$1,700 for 2015)
- Add Property Insurance Rider for irrigation system to existing LMCA Insurance Policy with Erie (cost \$343 per year)
- Amend Valley Crest LMCA landscape contract to provide landscape support fo Stevenson Avenue for 2015 (cost \$5,200 per year)

Next he updated the board on a lien and foreclosure action that had been placed on a home in the community and that he should have the action for board approval within the net few days. The foreclosure action must be properly advertised in media before the foreclosure auction can occur.

Next he said that LMCA has been registered as an HOA and that when it comes time to register next year there will be additional paperwork required.

Board Decisions

“I move that we approve \$1,000 per month to Loren Scirba as the chair of the Covenants Committee.” (Jerry Putman, Charles Cureton,) **(Approved 7-0)**

I move that we approve the \$300 per month to Jason Short as the secretary to LMCA.” (Jerry Putman, Charles Cureton,) **(Approved 7-0)**

“I move that we move approve:

- Approve under-street connection to provide water/electricity for Stevenson Avenue landscaped are (not to exceed \$12.5 K and water/electrical LMCA expenses thereafter (estimated @ \$1,700 for 2015)
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(Jerry Putman, Bill Gaffney) **(Approved 6-0, 1 Absent)**

Next Meeting

The next scheduled Board Meeting will be at 7:00 PM on Wednesday, February 11th, 2015, at the home of Joel Kaplan, located at 6309 Chaucer View Circle.

Adjournment

The Board agreed by **Unanimous Consent** to adjourn the meeting at 7:40p.m.

Heather McGhee
Secretary