

# LANDMARK MEWS COMMUNITY ASSOCIATION

## Board Meeting

December 9, 2015

6271 Chaucer View Cr

7:00 p.m.

### **Board Members in Attendance**

Jerry Putman (President)

Noreen Hagerty-Ford (VP)

Chris Dale

Joel Kaplan

Bill Gaffney

Vicky Gaston

### **HOA Staff in Attendance**

Loren Scurba (Covenants Chair)

Roger Casalengo (Property Manager)

Jason Short (Secretary)

### **Homeowners in Attendance**

Lynda O'Sullivan

Rita Hare

Courtney Harden

Angus McElroy

Chris Thompson

Martin Knudsen

### **Call to Order**

Noting the presence of a quorum, Jerry Putman called the meeting to order at 7:00 p.m. Joel Kaplan seconded this.

### **Approval of the Agenda**

"I move to approve the November agenda".

(Jerry Putman, Joel Kaplan, **Approved 6-0**)

### **Approval of Minutes**

"I move to approve the October minutes as presented".

(Jerry Putman, Joel Kaplan, **Approved 6-0**)

### **Rees Broome/Foreclosure Update**

Landmark Mews resident and Rees Broome attorney Courtney Harden briefed the board on the status of the property formerly in foreclosure. The property has once again fallen into delinquent status. To date the homeowner owes approximately \$915. According to Courtney, if the account is still delinquent as of Jan 1, LMCA governing documents allow for accelerated assessments through 2016 and we can start the non-judicial foreclosure again. There are no other liens, judgements, or debts against the homeowner. At this point, there are no other options available to LMCA. The recommendation from Rees Broome is to pursue

this option until such time that the account is in good standing and/or there is new ownership of the property.

### **Covenant's Report**

Loren notified the board that he and his family have moved out of the neighbourhood however, he still owns his property in Landmark Mews. Therefore he will continue in the role of Covenant's Chair for the next year. He also informed the board that the 4 existing covenants committee members are willing to continue in their roles but the board must first approve them for another 2-year term. The board approved the members.

Loren also received 5 requests to modify including two joint requests: Lot 54 (side lights, front door & garage door), Lot 115 & Lot 116 (sliding doors) and Lot 79 & Lot 80 (party fence to brick wall).

### **Treasurer's Report**

Chris presented the October financial report. She continues to keep an eye on the operations account to ensure it does reach the maximum FDIC insured amount. Reserves are again fully supported by cash and investments. She also noted that as per the reserve study and the newly approved budget, the investment amount to the reserves will increase by \$108 per month. She also noted that a few homes are delinquent but LMCA is still below the national average of 6%.

In addition, Chris welcomed our new treasurer Angus McElroy. Angus was unanimously approved by email vote in November. He has a financial background which makes him an ideal candidate to fill the position.

Finally Chris also notified the board that VDOT is prepared to host a town hall meeting with any residents who wish to discuss the new proposed I95/395 Express Lane project.

### **Property Manager's Report**

Jerry (representing Roger) reports that a Bradford Pear tree has become a nuisance for two residents on Masefield Court. Roger and board member Joel Kaplan walked the area and agreed that the berries dropped by the tree have created a mess for the homeowners as well as the adjacent common area walkway. Roger solicited bids from Valley Crest and Enrique who have previously done tree work in the community. Only Enrique responded with a \$250 bid to remove the tree. Some board members expressed concerns with removing a mature tree. However, after a follow up consultation with a tree expert board members voted (via email) to remove the tree.

### **President's Report**

Jerry announced that two community members have stepped forward to fill the vacant board seats. Chris Thompson will fulfill the remaining 2 year term of Tom Craig and Martin Knudsen will fulfill the remaining 1 year term of Bill Gaffney. The board approved both of these members.

Jerry also passed around a copy of the resolutions & decisions prepared by the secretary. He wanted the board members to be aware that this information as well as all LMCA documents are available on the community website. There was some discussion regarding updates to the websites and digitizing hard copy records. The board agreed to continue on the current course for record retention.

### **Other Business**

No other business

### **Board Decisions**

“I move that the board approve the covenants committee members (Simon Bennett, Mecky Putman, Michael Davids, and Dick Fiske) for another 2-year term.” Bill Gaffney, Joel Kaplan  
**(For 6, Against 0, Absent 1, Abstain 0)**

“I move that the board approve Chris Thompson and Martin Knudsen to the vacant board seats.” Jerry Putman/Bill Gaffney  
**(For 6, Against 0, Absent 1, Abstain 0)**

“I move that the board approve \$250 for removal of Bradford Pear along Masefield Ct.” Jerry Putman/Bill Gaffney \*\*email vote\*\*  
**(For 5, Against 0, Absent 0, No 1, Abstain 1)**

### **Questions/Comments**

Thank you to outgoing board members Jerry Putman and Bill Gaffney and welcome new members Angus McElroy, Chris Thompson, and Martin Knudsen.

### **Next Meeting(s)**

#### **January:**

7:00 p.m. on Wednesday, January 13th, 2015  
At the home of Chris or Joel, \*schedule dependent

#### **February:**

7:00 p.m. on Wednesday, February 19th, 2015  
At the home of Charles Cureton, 6303 Chaucer View Cr.

### **Adjournment**

The Board agreed by unanimous consent to adjourn the meeting at 8:12 p.m.

Jason Short  
Secretary