

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting July 11, 2012

The July LMCA board Meeting was held on Wednesday, July 11th, at the home of Joel Kaplan, 6309 Chaucer View Circle. Members Present: Dan Aminoff (President), Linda Carter, Bill Gaffney, Joel Kaplan, Tom Craig, Bill Evans and new Board member Maria Santos. Also present were Roger Casalengo (Property Manager), Marty McDonald (Treasurer), Bill Evinger (Covenants Chair), and Heather McGhee (Secretary). Also in attendance were homeowners Chris Dale, Simon Bennett, Star Straf, Tim and Annie Foster, and Michael Davids. Dan convened the meeting @ 7:05pm.

Secretary's Report

Heather asked if everyone had looked over the minutes.

Tom Craig moved to approve the June minutes. Joel Kaplan seconded. Approved 6-0

Heather then announced that Roger and Chris Dale would now be administering the Landmark Mews vehicle decal program as part of their responsibilities as members of the Welcoming Committee.

Board Elections

Dan explained the nomination and election process to fill Delia Riso's vacant Board seat. He then named those who had shown interest in the position; Star Straff, Michael Davids and Maria Santos. He then called for nominations.

Joel Kaplan nominated Maria Santos. It was seconded by Bill Gaffney. Approved 4-2

Since Maria Santos's nomination was approved, it wasn't necessary to call for other nominations.

Financial Report

Marty started by saying that he had written the \$152,000 check for the finalization of the paving project and that the bill had been paid in full. On account of that check, the LMCA checking account was now down to \$30,000. The total cost for the road repair project came out to around \$200,000. He then continued by saying that so far in 2012, LMCA was on track with the budget projections and that the next CD doesn't expire until 8/25.

Property Report

Roger began by saying that as members of the Welcoming Committee, he and Chris Dale had visited three owners and three renters since the June Board meeting. He then noted that the Private Property signs had been put back up at the both entrances to the community, and that he had recently replaced two light bulbs so that all the lights throughout the community should now be operational. Maria Santos then asked who was responsible for the lights along Stevenson Avenue and Roger answered that Veeco was.

Roger then moved on to discuss the improvements he would like to make to the Berm path, including replacing the Holly with other types of flowers. Linda Carter requested to

review the types of plants and flowers that will be placed along the Berm path and Roger agreed.

Tom Craig moved that up to \$2,400 be granted for the Berm Path project. Joel Kaplan seconded. Approved 7-0

Maria Santos inquired as to the reason for all the brown grass throughout the community and Roger stated the importance of homeowners watering their yards.

2012 Budget Revisions

Please check the website for the two proposals.

Dan adds that Marty will bring a first draft of the 2013 budget to the August meeting. Simon Bennett then suggested that Marty prepare two drafts, one with Dan's plan and the other with Marty's plan.

Covenants

Bill Evinger reminded people to be more careful as to what they put out for recycling and trash. An item will be placed in the Mews News with more specific guidelines. Maria Santos then asked if recycling was mandatory and the answer was no. For those who are interested in recycling they should contact Roger for a container.

Presidents Report

Dan started by saying that LMCA would not be participating in National Night Out this year as the usual volunteers and organizers would be out of town. He then announced that the August Board meeting would be on Tuesday, August 7th as opposed to Wednesday the 8th. Next, Dan stated that he would be putting together a survey about the security needs for LMCA. Maria Santos and Michael Davids volunteered to assist with the survey.

Dan also stated that the Architectural Standards Committee had met and that they were given a 45 day time frame.

The following people volunteered to serve on the Election Committee: Steve Rochon, Chris Dale, and Kathleen Ryan. Steve Rochon volunteered to serve as Chair.

Joel Kaplan moved to approve the members of the Election Committee. Bill Gaffney seconded. Approved 7-0

HOT Lanes

Homeowners were reminded that the wall separating LMCA from 395 would be between 11-15ft., depending the slope of the land and that homeowners in the first two rows of homes would be the ones asked to participate in the sound survey. It was also noted that LMCA wishes for the inside of the wall to somewhat match the look of the community so that it blends in as much as possible. So that residents are aware of the survey, all info pertaining to this project will be put on a flyer and Roger, Marty and Maria will stuff resident's doors with the information.

Executive Session

As policy is not discussed in executive session, Dan closed discussion and the Board entered executive session

Tom Craig moved to enter Executive Session. Seconded by Joel Kaplan. Approved 7-0

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act.

Joel Kaplan moved to increase the salary of the Covenants Chair so that it is on par with that of the Property Manager and Treasurer. Seconded by Bill Evans. Approved 7-0

There being no further business, Tom Craig moved that the meeting be adjourned, and it was seconded by Bill Evans, so the meeting was adjourned at 10:10 p.m.

The Board's next regularly scheduled monthly meeting will be on August 7th at Joel Kaplan's home, 6309 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,

Heather McGhee

Secretary, LMCA