

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting November 9 , 2011

The November LMCA board Meeting was held on Wednesday, November 9th at the home of Bill Menzies, 6313 Chaucer Lane. Members Present: Dan Aminoff (President) , Joel Kaplan, Loren Sciorba (Vice President), Delia Riso, Bill Menzies, Linda Carter and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Bill Evinger (Covenants Chair). Also in attendance were homeowners Bill Evans, Mary Cureton, Jim Brodsky, Courtney Harden, Simon Bennett, and Chris Dale. Absent was Heather McGhee (Secretary). Dan convened the meeting at 7:00 p.m.

Secretary's Report

In Heather's absence Dan asked whether everyone had reviewed the draft versions of the minutes from October's meeting and from the Annual Meeting. It was noted that the month needed to be changed in the draft of October's minutes as well as that a sentence in the Financial Report needed to be adjusted.

Loren Sciorba moved to approve the October minutes with the changes as well as the Annual Meeting minutes. Bill Gaffney seconded. Approved 7-0

Fair Housing Presentation by Todd Sinkins of Rees, Broome

Please see handout available on the website, www.landmarkmews.com. The key is for the Board to be consistent in the application of all rules and regulations.

President's Report

Dan started by saying that the streets would be re-done in the spring, at no cost to the community, due to the fact that the mixture didn't work well. At this time, LMCA has not paid for the work done on the roads, only for the consultation work. A discussion followed concerning the lack of transparency in how the community spends money, such as how much the road project cost. It was reported that the contract with VA Paving was placed on the website as well as that all transactions were noted in the minutes. In regards to the roads, it was also noted that there will be no painting of the curbs until spring.

Election of Officers

Joel moved that Dan Aminoff remain as President. Bill G seconded. Approved 7-0.

Bill G moved that Loren remain as Vice President. Delia seconded. Approved 7-0.

Loren moved for Heather to remain as Secretary. Linda seconded. Approved 7-0.

Bill G. moved that Marty remain as Treasurer. Joel seconded. Approved 7-0.

Financial Report

Marty started by saying that there were a couple CD's due this month. ING @ 6% and VA Commerce @ 2%. Marty then stated that he preferred Alliance to another CD and would move the checking account at the 1st of the year. In regards to the expenses, there was insurance, in addition to the regular expenses and that \$3150 may be left over. He also reminded everyone that the bad debt is from homes that didn't pay their dues. Another expense was the \$3,700 paid to Bill Hines for his consulting work during the road work. For the upcoming year, \$27,170 has been earmarked for projects but Marty stated that he doesn't believe that the entire amount will actually be spent.

Property Report

Roger started by complimenting Bill Hines on his outstanding work during the road work, especially on how much money he ended up saving the community. He then moved on to discuss the current landscaping company bids from Valley Crest and Brickman. He reported that both come in pretty equal. He then moved on to say that the irrigation issues had been completed and that the lights are back on and working. Bill G. asked about the possibility of getting more lighting throughout the community for security purposes on account of homeowners not leaving their porch lights on. Delia then said that the brick sidewalk by her home should have more lights. Next it was clarified that the current 5 ton weight limit throughout the community is on account of the turning radius, and not the weight. It seems that moving trucks do the most damage. Dan suggested that an actual policy, that has gone through the lawyers, would be the best way to proceed with this issue and wishes for the current sign be taken down. It was decided that Dan will work to draft a policy.

Covenants Committee

Bill Evinger stated that there were no requests to modify any homes during the month of October.

Other Business

Mary Cureton asked that a rule of the community be reviewed and Dan asked that she send her request through the Covenants Committee. The issue of the ballasts is brought up by Linda Carter and Roger answered that the current problem was not very advanced while Linda suggested that perhaps bulbs might be cheaper than the ballasts. Dan then said that they currently had three proposals from lighting companies which all showed solutions to the currently problems, so perhaps now that the community had advice on how to proceed, it could be taken care of in house without the help of an outside company.

Executive Session

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

Delia moved to enter Executive Session. Seconded by Loren. 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.

There being no further business, Loren Sciorba moved that the meeting be adjourned, and it was seconded by Joel Kaplan, so the meeting was adjourned at 9:10 p.m.

The Board's next regularly scheduled monthly meeting will be on December 14th at Delia Riso's home, 6269 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,
Heather McGhee
Secretary, LMCA