

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES  
Board Meeting December 12, 2012

The December LMCA board Meeting was held on Wednesday, December 12th, at 6364 Brampton Court. Board members present were: Dan Aminoff, (President), Bill Gaffney (Vice President), Linda Carter, Joel Kaplan, Tom Craig, Maria Santos and Bill Evans. Also present were Roger Casalengo (Property Manager) and Chris Dale (Interim Treasurer). Also in attendance were homeowners Tim and Annie Foster, Charles Cureton, Simon Bennett, and Jerry Putman. Dan convened the meeting @ 7:00pm.

### **Agenda Approval**

Dan asked whether every one approved of the agenda.

*Tom Craig moved to approve the agenda as is. Maria Santos seconded. Approved 7-0.*

### **Secretary's Report**

Heather presented the minutes from the November meeting and offered a sign up sheet so that Board Members could volunteer to host meetings in 2013.

*Bill Gaffney moved to approve the November draft minutes. Tom Craig seconded. Approved 7-0*

### **Survey Results**

Dan asked Maria to brief everyone on the results of the recent survey. Maria then reported that based on the survey responses there not an overwhelming need to make any changes to the monthly BOD meetings.

### **Financial Report**

Chris started by saying that a CD had just matured and as far as she could tell, there was no better rate being offered. She then continued by reminding everyone that the Wells Fargo account was now completely closed and that everything had been moved into SunTrust. Next, she said that another CD will mature in January and that the trash service bill will go up in January by 4% as limited in the contract with AAA.

Chris then moved on and brought up the cost of hosting the Landmark Mews website. Currently it costs \$120 per year for the Landmark Mews website, but with a special offer from Go Daddy.com there is a special costing \$152 for three years. In addition, the site would now be secure as opposed to the unsecure site we currently have. Dan then added that he's waiting to have some additional questions answered by the current webmaster before proceeding.

### **Property Report**

Roger began by saying that Valley Crest had blown the leaves throughout the community and they would come back as many times as necessary until all the leaves were gone. He then said that the HOT Lanes flyer had been distributed to residents and that the Welcoming Committee had visited the last new homeowner. To his count, Roger believes there to be about 17-18 renters throughout the community.

Joel then brought up the armed robbery that had taken place on Stevenson recently and reminded everyone to be alert when walking around and through the community. Roger then stated that the "Private Property" signs had been placed on all of the gates.

Additionally Roger reported back what he had discovered in regards to purchasing new mailboxes for the community. In order to replace the mailboxes it will cost around \$20,000. Another option would be to attempt to paint and fix up the current boxes.

### **Covenants**

In Bill Evinger's absence the request to modify sheet was distributed to the Board Members.

### **Other Business**

There was then discussion on the series of car vandalism that had taken place in and around the community.

Incoming President, Jerry Putman thanked Dan for his service to the Board and community and Dan then acknowledged that Bill Evans would also be vacating his seat on the Board as well.

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

*Linda Carter moved to enter Executive Session, and it was seconded by Maria Santos. 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.

The Board agreed upon a course of action to send a hearing notice to the two residents who have covenants violations and who have not returned and communicated their intent with the BOD.

*There being no further business, Bill Gaffney moved that the meeting be adjourned, and it was seconded by Maria Santos. Approved 7-0*

The Board's next regularly scheduled monthly meeting will be on January 9th at Maria Santos's home, 6729 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,  
Heather McGhee