

London Towne Homeowners Association Board of Directors Meeting

August 26, 2004

ATTENDANCE:

Robin Peralta, President
Sally Saucedo, Treasurer
Mike Mallon, Secretary
Mike Lannes, Director
Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

APPROVED

ABSENT

Joe Climo, Vice President

CALL TO ORDER:

The President called the meeting to order at 7:07 p.m.

RESIDENT INPUT:

New resident attended to see how the Board works and wants to be involved. She wanted to know the status of her fence.

A resident reported that several trees are dead or dying. Mr. Helmick will take photos of the trees and a report will be given to the Board.

A resident asked for approval of improvements that she did not previously have approved. She would like to have her improvements approved.

A resident asked that the area behind 14703 Cardigan Square be cleaned of brush and there are two dead trees that need to be removed. Mr. Lannes will contact Don Doxsee to go through the neighborhood to prune trees.

A resident asked how she could form an ad hoc committee to change the covenants. The Board asked her to define the scope of her proposed changes and then present these changes to the Board for further guidance. The Board would like to know if any residents or Sequoia might have information regarding previous attempts to change the covenants.

MINUTES:

A motion was made to approve the minutes from the July 22, 2004 meeting as written, seconded and approved (4,0,0).

COMMITTEE REPORTS:

Landscaping Committee:

No written report.

Block Captain Committee:

No written report.

Information from the County regarding low interest loans for home maintenance items was given to the Block Captain, Michele McCormick. Several more streets now have captains. She mentioned that the residents are calling for guidance on how to handle several issues. The Block Captain is

trying to empower the residents to fight back against inappropriate behavior. There is a Block Party scheduled for the second week in October.

MANAGEMENT REPORT:

Ms. Scarangella presented an analysis of the Balance Sheet, Income Statement and General Ledger. The Board reviewed the information.

The Board did not have any questions.

OLD BUSINESS:

Regarding the replacement of the water lines of Haymarket and Leicester Court, the Board wants to know when the replacement is to take place and how long will the replacement take. Towing will be suspended in the area while the work is ongoing. One resident requested that the Water Authority warrant the repaving. Mike Mallon will contact the Water Authority regarding the replacement of the water lines on Gothwaite Drive.

ARCHITECTURAL APPLICATIONS:

The following applications were presented to the Board.

- A. Le (14840 Maidstone Court) – window replacement - approved
- B. Zacatales (14741 Wycombe Street) – window replacement - approved
- C. Zacatales (14741 Wycombe Street) – install white vinyl siding - approved
- D. Garner (14731 Wycombe Street) – entry door replacement - approved
- E. Garner (14731 Wycombe Street) – window replacement - approved
- F. Eller (14736 Wycombe Street) – fence replacement and tree removal – fence approved
- G. MacDicken (14809 Maidstone Court) – front & rear entry door replacement and storm door installation - approved
- H. Moss (14841 Maidstone Court) – fence installation - approved
- I. Diamond (14837 Haymarket Lane) – tree removal – disapproved information from arborist required

NEW BUSINESS:

Board meeting in September will be at Sequoia Management rather than London Towne Elementary because of "Back to School Night" is scheduled for the fourth Thursday in September. Information will be on the website and bulletin board.

EXECUTIVE SESSION:

The Board recessed in Open Session and convened in Executive Session to discuss pending and proposed litigation as well as delinquent accounts at 8:47 p.m.

The Board reconvened in Open Session at 9:05 p.m.

A motion was made to place a hold on the account of a resident who refuses to pay legal fees. A lien has been filed and interest will accrue on the legal fees if possible, seconded and approved (4,0,0).

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn at 9:08 p.m.