

Board of Directors Meeting
July 25, 2002

APPROVED

ATTENDANCE:

Mike Lannes, President
Sally Saucedo, Vice President
Mary Ann McGuinness, Treasurer
Robin Peralta, Secretary
Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

ABSENT

Gale Kirwan, Director

CALL TO ORDER:

The meeting was called to order at 7:12 p.m.

MINUTES:

A motion was made to approve the minutes from the June 27, 2002 Board meeting as amended. The motion was seconded and approved unanimously.

MANAGEMENT REPORT:

A representative from Payne Webber will attend the August Board meeting. Mr. O'Connor, from Wachovia, will not be able to attend, but will supply packages of information.

Ms. McGuinness would like to know if the Association carries enough insurance coverage in all categories, but especially liability coverage. Mr. Courtney suggested that the policy be put out to bid when it is up for renewal.

It was suggested that [we] put the current budget in the London Towne Crier.

ARCHITECTURAL APPLICATIONS:

Mrs. Chopp's request to replace windows was approved subject to the capping matching the trim and the preferred style is four panels over four panels. Her request to repaint her trim was tabled until an inspection of the neighboring houses could be conducted. Mrs. Christensen's request to install vinyl windows, install vinyl siding on rear of house, change sliding glass door to French doors and install aluminum capping was approved. The Linares' request to change [their] roof and slope was approved.

Mr. Abdul-Wahid's application to change the color of his house was denied, as it is inconsistent with the neighborhood.

Mr. Lannes' request to replaced his front door and frame and install a white storm door was approved.

The Board of Directors clarified that any pole light existing prior to 1989 must be maintained.

A motion was made, seconded and approved to have Board of Directors review Architectural Guidelines and to strive to have revisions and new format available by 2003 (4,0,0).

NEW BUSINESS:

Paving of the common parking areas and roads in front of the homes on Gothwaite Drive and Paddington Lane was discussed. The work would begin in August. The owners of individual driveways in the Community can have an overlay done at a cost of \$350.00. If repairs are necessary, the price will increase. A minimum of 10 homeowners must prepay for this service. Flyers regarding the neighborhood paving will be hand-delivered to residents by the first week in August, flyers regarding driveways will be mailed in mid-August, all prepaid driveways will be inspected in early September and this work will commence at the end of September. A suggestion was made to have the paving schedule put on the bulletin board and to have an email or voicemail set up for information or questions.

A motion was made to approve the paving on Gothwaite Drive and Paddington Lane. Motion was seconded and approved (4,0,0).

No bids are available as yet for the sweeping of the streets. The process is to wash, sweep and then repaint the curbs. The need for repainting is due to the limited pain adherence to the concrete and is exacerbated by the changes in temperatures.

The homeowner who requested a variance for a window air conditioner was to be informed of the Architectural Guidelines.

The Board of Directors wants AAA to live up to the terms of their contract and will not approve an increase in fees.

GUEST SPEAKER:

Supervisor Frey attended the Board of Directors meeting and began by complementing the neighborhood appearance. He made mention of the random acts of vandalism by youths and stressed the need for activities to keep young people occupied during the summer months.

He told the Board that the new Sully District Police Station would be turned over to the County in the fall. This will increase police presence in the local areas. The Bike Squad and Crime Prevention Officer will be housed there. Captain Bill Goolsby will be the Officer in Charge.

Supervisor Frey also discussed the State restrictions for parking of commercial vehicles within the Community. He made mention of the Dillon Rule that requires counties to follow state code, but indicated that communities might become more restrictive. The option of making London Towne a Restricted Parking District, which would restrict recreational vehicles throughout the Community, was discussed. This new designation would require signatures of 75% of the residents.

Supervisor Frey said it was very difficult for zoning inspectors to enforce the occupancy restrictions. There is no limit on related individuals residing in a home and it is difficult to determine whether people are living in a home or just visiting. He suggested a meeting with zoning personnel to better understand the process. Supervisor Frey said that there is money available to improve Stone Road. The plans include extending the medians to limit the left turn areas and providing stacking lanes for turns at intersections.

EXECUTIVE SESSION:

The Board recessed at 9:50 and convened in Executive Session to discuss the current architectural violations and delinquencies. The Board of Directors reconvened in Open Session at 10:02.

ADJOURNMENT:

Motion was made, seconded and passed to adjourn the meeting at 10:10 p.m.