

**London Towne Homeowners Association
Board of Directors Meeting**

September 25, 2003

ATTENDANCE:

Robin Peralta, President
Joe Climo, Vice President
Sally Saucedo, Treasurer
Mike Lannes, Director

APPROVED

Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

ABSENT

Mike Mallon, Secretary

CALL TO ORDER:

The President called the meeting to order at 7:04 p.m.

RESIDENT INPUT:

Ms. McGuinness expressed concerns over the delay to the posting of the Board of Directors minutes on the website, the debris and weeds in common area and the delay in undertaking the repairs to the asphalt and concrete. She was misinformed and thought that Brothers Paving had received a 50% deposit. She also was concerned about ACC violations and the fact that not all residents turn on their lights.

The residents of 14801, 14803 and 14805 Hatfield Square would like their fences repaired and the cost borne by London Towne Homeowners Association for damage caused by a common area tree.

A resident wanted to know if the community could have a tree service offer a bulk rate for tree pruning.

MINUTES:

A motion was made to approve the minutes from the August 28, 2003 meeting as amended, seconded and approved (4,0,0).

MANAGEMENT REPORT:

Mr. Courtney presented an analysis of the Balance Sheet, Income Statement and General Ledger

OLD BUSINESS:

The installation of a streetlight on Haymarket Lane was discussed.

A motion was made to approve the installation, seconded and approved (4,0,0).

The contract between London Towne and Dominion Towing was discussed. The Board agreed to patrol for three infractions (parking in fire lanes, double parked and parking over the sidewalk) The Board of Directors and Sequoia will be authorized to call in violations. Service will begin October 13, 2003. A motion was made to enter into an agreement with Dominion Towing, seconded and approved (4,0,0).

The Board discussed Premier's bid to remove undergrowth.

A motion was made to approve the \$6900 bid as long as all townhouses are cleared up to 8 feet behind the fence, seconded and approved (4,0,0).

The aeration and seeding of the common area was discussed. The Board discussed the issue of weeds as a possible adverse factor in the effectiveness of the process.

A motion was made to approve the aeration and seeding, seconded and approved (4,0,0).

The community sign inventory has been completed. The results will be compiled and bids will be obtained.

The No Trespassing signs will be installed the last week in September.

ARCHITECTURAL APPLICATIONS:

The following applications were presented to the Board.

14837 Hoxton Square – windows must have 8X8 grids.

14811 Haymarket Lane – window replacement approved as submitted.

6114 Gothwaite Drive – front door replacement approved as submitted.

6032 Regents Park Road – front door color change approved as submitted.

6022 Wealdstone Court – trim color change was disapproved.

6214 Paddington Lane – fence approved.

PARKING COMMITTEE:

The committee reported that it was determined through discussions with the Police Department that vehicles can be parked on state roads for a maximum of ten (10) days.

NEW BUSINESS:

The Board will divide up the responsibility for the articles in the Crier between the members. The content of the Crier was discussed. The October Crier will publish the Rights and Responsibilities article for the last time and it will be considered for adoption at the October Board meeting.

The Board felt that the signage portion of the Bulletin Board is not large enough for all the events to be announced. Sequoia maintenance will attempt to determine if the board can be converted to signage on one side and postings on the other.

EXECUTIVE SESSION:

The Board recessed in Open Session and convened in Executive Session to discuss pending and proposed litigation.

The Board reconvened in Open Session at 9:07. It was decided to begin non judicial foreclosures on two homeowners whose assessment account delinquency is in excess of \$3000 and \$4000, respectively.

A motion was made to participate in the cost to repair the three fences on Hatfield Square damaged by the fallen tree, seconded and disapproved (1,3,0).

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn at 9:16 p.m.