

**Lexington Mews Association
Board Meeting – Open Session
August 15, 2019**

The meeting was called to order at 7:50 PM.

Present were Cory Plock (Board Member/President), Doug Brown (Secretary/Director), Marie Starnes (Board Member/Vice-President), Marie Meliksetian (Board Member, Treasurer) and Michael Chun (Board Member/Director).

Also, in attendance was Doris DaSilva of REI Property and Asset Management.

Homeowners Open Forum:

There were no actions items for the Board or REI as a result of the Homeowners Open Forum.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Marie S. made a motion to accept the Open Session Minutes from the July 18, 2019 Open Session meeting. Marie M. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

Warning Letters:

The Board reviewed the warning letters.

REI to send a warning letter to unit 1803 for leaving dog waste bags in the balcony of the unit.

Fine Hearings:

Doug B. made a motion to post the fine to Unit 1803 dated August 1st for failure to stop at a stop sign on Cambridge Road. Marie S. seconded the motion. All present voted in favor of the motion. REI to post the \$50.00 fine and send a fine-posted letter to the unit owner.

REI's report on follow-ups from the last board meeting:

REI to send a warning letter to all the homeowners who have not scheduled their dryer vent cleanings and give them fifteen (15) days to do so. After, the fifteen (15) days have passed, REI to issue fine-hearing letters for those units who have not scheduled their dryer vent cleanings.

REI to note the ticker to add to the September Agenda to review the revised Maintenance Standards for the Board's review.

REI to follow-up with the Lombardi Plumbing and Heating contract.

Financials:

The June 30, 2019 financials were reviewed.

Work Orders:

REI to issue a work order to have the women's bathroom light fixed and inspect all the other lights in both restrooms to make sure they are in good working order. Also, to clean both light fixtures that are outside of the bathrooms of bugs and other debris.

REI to follow-up regarding the work order for 3103 for the cord running around the bottom of the siding. The correct unit is 3104, REI to resend the letter to the correct unit number.

REI to follow-up with unit 2508 to make sure that Ivan Arpi went back to the unit to repaint and sand the entire wall.

New Business:

REI to obtain quotes for a pool service vendor for the 2020 Pool Season. REI to send a contract termination letter to the current pool vendor.

REI to obtain quotes for a cleaning company for the 2020 Pool Season. REI to send a contract termination letter to the current vendor.

REI to follow-up with the current cleaning company regarding the bathrooms not being properly cleaned and hold payments until they respond.

REI to contact J&J Pool & Concrete Services to have them inspect the pool and provide a quote to address the holes at the bottom of the pool before the pool opens again in the 2020 Pool Season.

REI to email Mike C. a copy of the Declaration and Rules for the association.

REI to obtain three (3) quotes to clean the gutters in the Fall.

The Board will review the Reserve Study and will be discussed at the next Board Meeting. REI to add to the September Agenda.

REI to send to Mike C. all the Eversource account numbers and open tickets that have been filed with Eversource for all the light posts that are not working. REI to also contact Eversource to get the detail billing for all accounts.

REI to revise the Pool Log to include temperature readings to the Log.
REI to send a letter to all the homeowners that need the garage doors painted and/or fixed and have them contact DBO for the painting. REI to use Marie M.'s list of the units that need it.

REI to contact 1503 regarding their email about young children walking the dogs and ask them to see if they could identify which unit the dog belongs to.

REI to contact the contractor that installed the Radon Pipe in unit 1304 and ask them what the standards for installation are and how this could affect unit 1303. REI to contact a 2nd Radon Remediation vendor and get an opinion on the current installations and the issues brought forth by unit 1303 of the close proximity to the window and the possible noise concerns.

REI to note the tickler that every June Bartlett needs to provide a quote to treat all the affected trees with the bee treatment at the end of July/beginning of August.

REI to contact Bartlett to provide a quote to trim back all the trees in the community in the Fall/early Winter. Also, to provide a quote to replace all the trees that are affected with bees.

Insurance Claims:

N/A.

Proposals:

Doug B. made a motion to approve the Sunburst proposal for \$3,052.25 to address the drainage issues behind buildings 1700 and 1300. Marie S. seconded

the motion. All present voted in favor of the motion. REI to draft contract and provide contractor with fully executed contract.

The Board pended the Bartlett proposal to include it with the possible Fall tree trim work that will be done. REI to notify the homeowner that had complained about the tree branches touching their window.

A motion to adjourn was made by Marie S. at 8:58 PM. Doug B. seconded the motion. All present voted in favor of the motion.