



**Lexington Mews Association, Inc  
Annual Owner's Meeting  
December 19, 2019**

**DRAFT**

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

Representing REI Property Management was Art Stueck, Doris DaSilva and Christopher 'CJ' Arconti.

**Roll Call**

Unit 1704 made a motion to accept the sign in sheet in lieu of a roll call. Unit 2105 seconded the motion. All present voted in favor of the motion.

**Proof of notice**

Unit 1307 made a motion to accept the Annual Owner's Meeting Notice mailed on December 6, 2019. Unit 1004 seconded the motion. All present voted in favor of the motion.

Next year, the Association will include expense actuals and projections in the proposed budget presentation that is sent to owners. REI to place a reminder on the tickler chart.

**Approval of the Minutes from December 11, 2018**

Unit 2201 made a motion to approve the December 11, 2018 Annual Owner's Meeting Minutes as written. Unit 1201 seconded the motion. Unit 1705 abstained from voting. All others voted in favor of the motion.

## **Reports**

Board President, Cory Plock, gave a report on the status of the community which was referenced in the *State of the Mews* letter that was distributed with the Annual Owner's Meeting Notice. Some of the items discussed were the insurance losses/leaks, the possible roof project, the condition of the roads and the 2.4% budget increase.

Association Manager, Doris DaSilva, gave a report on 2019 community highlights - drainage projects, pending tree work, the installation of an irrigation water meter, header beam replacements, completion of the updated reserve study, the replacement of two retaining walls and pool attendants were discussed.

### **Election of inspector of the election**

There was no election of an inspector as the election was uncontested. There were three vacant seats but only two volunteers.

### **Election of the Members of the Executive Board**

It was confirmed that the terms of three directors, Marie Starnes, Marie Meliksetian and Michael Chun were up for re-election. Marie Meliksetian and Michael Chun nominated themselves for reelection. Marie Starnes did not nominate herself for reelection. Mr. Kevin Rafferty submitted his nomination but then withdrew it prior to the meeting. Michael Chun and Marie Meliksetian were therefore on the ballot running for two of three open board seats.

Unit 1004 made a motion to elect Marie Meliksetian and Michael Chun to the Executive Board. Unit 1307 seconded the motion. All present voted in favor of the motion. They will serve two-year terms. It was noted that there remains a vacant seat on the Board.

### **Ratification of the Proposed 2019 Budget**

A. Art Stueck presented the Proposed 2020 Budget. Below are the highlights of the presentation:

1. There will be a \$10 increase in common charges from \$405 to \$415 per month.
2. REI highly encourages all homeowners to sign up to receive emails as the preferred method of communication to reduce mailing costs and so all owners obtain information faster.
3. Insurance has a high increase due to the multiple claims filed within the past five years. The deductible was increased from \$2,500 to \$10,000 and is per unit \$10,000 for water and ice dam related claims.

## **Treasurer's Report**

The Treasurer, Marie Meliksetian, gave an overview of the 2019 finances for the Association. Some of the highlights included higher interest rates being earned on the association's CD's and that the association funds are spread over CD's, savings accounts and that budgeted reserve transfers are being made.

## **Old Business**

There was no old business to discuss.

## **New Business**

The floor was opened to homeowners' questions. Some of the issues that were discussed were:

- Speed bumps and speeding around the community. The Board will consider additional speedbumps, most likely as part of a larger paving project.
- Cutting growth on the hill on both sides of the community. REI to notify landscaper not to cut the hill. The contract will need to be modified.
- Garage door panting. The Board will do another inspection of the garage doors and see if any others need to be painted.
- Front doors to be painted. REI is working on obtaining prices for the project.
- Concrete walkway to Unit 1004. The contractor is waiting for warmer weather in order to do the work. REI to follow up on this contract.
- REI to add contact email addresses and phone numbers/extensions in all future mailings.

## **Adjourn**

Unit 1704 made a motion to adjourn the Annual Owner's Meeting at 8:36 PM. Unit 1004 seconded the motion. All present voted in favor of the motion.