

**Lexington Mews Association Inc.  
Board of Directors Meeting Minutes  
August 20, 2014 – Meeting Cancelled  
September 17, 2014  
Unit 1407**

- I. Call to order: 7:35 pm
  - a. Roll call.
    - i. In attendance
      1. Gary Pasquarello
      2. Cory Plock
      3. Phillip James arrived 7:45pm
      4. Marie Starnes
      5. Dick Famiglietti of CM Property Management
  - b. Proof of notice – August Posted July 30, 2014 & August 19, 2014  
September Posted August 28, 2014
- II. Reading and approval of minutes from July 16, 2014
  - a. Motion to waive the reading of the minutes from July 16, 2014.
    - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
  - b. Motion to approve the minutes from July 16, 2014.
    - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- III. Open session for Unit Owners, 15 minutes.

Unit # 1705 - Lisa Simmonds: Speeding issue, concerns for safety of all children in the complex. More families moving into the complex with young children and it's impossible to track down speeders while watching children. Outside vendors and guests are more difficult to track down. We need to do something more definitive; fines do not work. Fines don't stop visitors and contractors from speeding. Decisions are made by the board for other betterments without a vote of the community. Dick explained that bumps are more effective but decisions are made by the boards of other communities that CMP manages.

Unit # 1503 – Lisa James – Speed bumps are present in surrounding communities. Submitted form to CMP for gate and steps off the deck.

Unit # 1408 – Rita liability issue and something must be done before the end of the year.
- IV. Reports of Officers, Boards and Standing Committees
  - a. Financial report – July
    - i. Financial Report for the period ending July 31, 2014: Total Assets for the Association are \$548,006.82. Total Expenses were over budget \$3,648.28 due to legal expenses for the Hat City lawsuit, general maintenance and electrical expenses running higher than budget. Capital Reserve Repayment (\$2,530) and Special Projects Reserve (\$1,530) were paid but the Capital Reserve Contribution of (\$9,000) was not made and posted to the Association's Accounts Payable account.
  - b. Financial Report – August
    - i. Financial Report for the period ending August 31, 2014: Total Assets for the Association are \$541299.33. Total Expenses were over budget \$29,049.91 due to insurance renewal

deposit, legal expenses for Cambridge Road ownership. Landscaping expense includes tree trimming and removal. Capital Reserve Repayment (\$5,682) and Capital Reserve Contribution of (\$18,000.00) were made. Special Projects Reserve contribution was not made and added to the Association's Accounts Payable account.

V. Reports of Special Committees: NONE

VI. Special Orders:

- a. Motion to approve financial transactions.
  - i. \$ 21.26 BJ's
  - ii. \$ 51.63 NAMCO
  - iii. \$ 63.79 Costco
  - iv. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
- b. Motion to approve United Alarm Surveillance proposal.
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VIII. New Business

- a. Resolution concerning definition of "lease".  
Motion to TABLE  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- b. Motion to restrict the number of leases  
Motion to TABLE  
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Discussion concerning mulch or rock options for islands.  
Decision to reseed islands at 2500 building.
- d. Motion to approve concrete repairs by Astro Masonry.
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- e. Motion to approve drainage project by Bouchard Construction
  - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

IX. Motion from the floor

- i. Discussion concerning traffic control devices.  
A summary of traffic control options was reviewed. Develop a committee comprised of residents and management to educate and enforce speeding. Consider one-way traffic with bike and pedestrian pathways, helps with enforcement. The surveillance system can be expanded to include monitoring traffic and speeding violations. Immediate purchase Step 2 neon flag signs (10). E-mail blast to call in for resident participation in traffic control committee, distribute the step 2 figure.

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 10:14 pm

