



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
February 15, 2017
Unit 2207**

- I. Call to order: 7:50pm
 - a. Roll call.
 - i. In attendance
 1. Gary Pasquarello
 2. Cory Plock
 3. Marie Starnes
 4. Marie Meliksetian
 5. Douglas Brown
 6. Mike Famiglietti of CM Property Management
 - b. Proof of notice – Posted February 6, 2017
- II. Reading and approval of minutes January 18, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from January 18, 2017 with revision.
 - 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.
 - i. Janice Light – 2203:
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – January 31, 2017
 - i. Financial Report for the period ending January 31, 2017: Total Assets for the Association were \$754,104.02. Total expenses were \$55,032.70; \$132.42 over budget. Following payments made to Capital Reserves, \$9,000.00; to Capital Reserves Repayment, \$-0- and Special Projects Reserves, \$4,344.00. Accounts Receivable balance was \$1,735.00 at the end of January 2017.
 - ii. Motion to approve financial report
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - b. CM Property action item report.
 - i. Open items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. None

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO # 1809 – unit 1603 water in garage
 - ii. WO# xxxx – unit 2203 water in garage & gutter drip continues
- b. Motion to propose rule permitting exterior cameras on units.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- d. Motion to approve proposal to chop and remove trees on the Lexington Mews/Good Shepherd Hill property line.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to Approve Henry Roofing proposal for GAF shingle claim work.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to Approve proposal for road sealing.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

IX. Open Session of Unit Owners

Unit # 2203, Janice Light – Snow removal contractor has equipment on the property.

X. Motions from the floor

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 8:35pm

Next Meeting Date: March 15th at unit 1603