

**Lexington Mews Association  
Board Meeting – Open Session  
July 18, 2019**

The meeting was called to order at 8:09 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 Art Stueck and 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 M. made a motion to accept the Open Session Minutes from the June 20, 2019 Open Session meeting. Marie S. seconded the motion. All present voted in favor of the motion. Michael Chun abstained from voting. 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. No further action is required.

**Fine Hearings:**

Marie M. made a motion NOT to post the fine to Unit 1101 for failure to provide their vehicle information. Doug B. seconded the motion. All present voted in favor of the motion. REI to send a letter to the homeowner letting them know of the Board's decision.

Marie M. made a motion to post the fine to Unit 2004 dated June 17<sup>th</sup> for visitor parking violation. Doug B. 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.

Marie M. made a motion to post the fine to Unit 2004 dated June 19<sup>th</sup> for visitor parking violation. Doug B. seconded the motion. All present voted in favor of the motion. REI to post the \$100.00 fine and send a fine-posted letter to the unit owner.

Marie M. made a motion NOT to post the fine to Unit 1607 for not backing in their vehicle with decals. Doug B. seconded the motion. All present voted in favor of the motion. REI to send a letter to the homeowner letting them know of the Board's decision.

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

Art to send to the Board the revised Maintenance Standards for the Board's review.

REI to draft a rule regarding the mandatory inspections or affidavits and send to the Board for review.

REI to obtain information regarding which plumbing hose was used at Timber Oaks when they did their major inspection and replacement of hoses.

REI to arrange for Marty Flynn to inspect the plumbing hoses of the Board Members units and recommend what will be used across the entire community as to which hoses need to be replaced.

REI to resend the pool calendar to the Board.

REI to follow-up with Marie M. regarding the re-inspection of the garage doors and front doors and to let us know which doors need to be painted and/or replaced.

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

REI to follow-up with Berkshire, and coordinate with the REI Maintenance and Repairs Department, to replace the fireplace and complete the exterior and interior repairs simultaneously for Unit 1102.

**Financials:**

The June 30, 2019 financials were reviewed.

**Work Orders:**

REI to add a woodpecker reflector to trim of unit 1201 with the window covering due to the bird damage.

**New Business:**

REI to send a warning letter to unit 1104 for planting flowers around the tree in the middle island, along with the letter also send the homeowners a copy of the Gardening Criteria for the community.

REI to contact attorney Pilicy regarding unit 2005 and the situation between the bank owning the unit but also renting it. Does the two (2) year rental waiting period applies in this particular situation or not.

Marie S. made a motion to elect Michael Chun to the Board of Directors. Marie M. seconded the motion. All present voted in favor of the motion. REI to update the profile and Concord.

The possibility of having fiber optics was discussed. REI to contact the major carriers to see what it will entail and if its possible to have fiber optics in the community.

**Insurance Claims:**

N/A.

**Proposals:**

N/A.

A motion to adjourn was made by Marie S. at 9:14 PM. Doug B. seconded the motion. All present voted in favor of the motion.