

**Lexington Mews Association  
Board Meeting – Open Session  
May 20, 2021**

**Approved Minutes**

The meeting was held via teleconference and called to order at 7:35 PM.

Present were Doug Brown (Board Member/President), Marie Starnes (Board Member/Vice President), Jay Sarath (Board Member/Treasurer), Emmett Covello (Board Member/Secretary). Absent was Marie Meliksetian (Board Member).

Also, in attendance was Art Stueck and Julie Aurricchio of REI Property and Asset Management.

**Homeowner forum:**

Opening the pool was discussed. Owners were advised that although the state guidelines had been reduced, confirmation of what the Dept of Public Health code requirements will be is still needed. The board will then be able to make an educated decision on how to proceed.

The owner of Unit 1004 stated that the new railing needs to be addressed. The side by the patrician wall can still be lifted. The contractor should knock on the door and let the resident know they are there, so they don't get frightened when they see men on the deck.

**Fine hearing:**

Unit 1905 advised they received a violation letter due to parking in a visitor spot. They advised their daughter and son were visiting. Board advised they will discuss and advise the owner if the fine will be posted.

The homeowners forum closed at 8:09 PM.

**Ratification of the minutes:**

Marie S. made a motion to accept the Open Session Minutes from the April 15, 2021 meeting. Jay S. seconded the motion. All present voted in favor of the motion.

## **REI Action Items:**

REI to follow up on the outstanding plumbing inspections and/or repairs needed. REI to advise who has not complied, who was fined and who is being sent another fine hearing notice.

REI to follow up on obtaining lease copies. Unit 1206 and other units who have not provided, should be advised they will be fined if not provided.

REI to send a warning letter to any units who have not complied with the dryer vent cleaning by June 15, 2021. REI to post charges for dryer vent cleanings when invoices are received from VentGard.

After discussion of the paving project proposals, the Board will discuss obtaining proposals from local banks on loans and having REI contact CIT.

After review of the proposals, REI will follow up with Lexington Court regarding what they will need to pay for their share of the paving project for the main road.

REI to follow up with RGR regarding when they will repair the crack in the tennis court.

REI to order a sign that says "pool closed" and arrange for the pool furniture to be put out and power-washed.

REI to send a notice to all owners with the 2020 audit results.

REI to advise owners if they need their garage door painted they should contact DBO. The association will pay DBO and bill back the owners.

REI to include the walkthrough notes in the next status package.

It was noted, the associations insurance expires 7/28/21. REI to obtain loss runs and request proposals from Hodge and Bouvier. The board will want both agents to attend a meeting to discuss the policies.

REI to follow up on action items as a result of the board walkthrough.

REI to follow up with the Units whose front doors did not get painted in the fall of 2020.

Board to review Swiftcricket proposal for maintenance.

REI to follow up with Bartlett Tree, trees were to be trimmed so that they did not overgrow onto the lights.

REI to follow up with Bartlett Tree, on the center island there are still Riverbirch trees that have dead shoots that need to be removed.

REI to obtain a price to remove the tree by Unit 1608.

REI to confirm the cameras are on by the pool.

REI to follow up with Richie Roofing in June to see if he has an expected date to replace the buildings roofs at 1407, 1803, and 2204.

REI to follow up on the gutter cleaning along the wood-line post leaf bloom.

REI to follow up on having the drains checked (dipstick check) and confirm if any need cleaning.

### **Financials:**

The April 2021 financials were reviewed. The board would like the reserve transfer completed every month on or around the 3<sup>rd</sup>. If funds need to be transferred back to cover expenses, the board will approve with the newly created transfer form.

### **Proposals:**

REI to obtain a price from Dave Osborne to power-wash the fences along the main entrance road and behind the sign that indicated the location of units, the pool house, the mailbox stations, and spot power-washing as needed at all units' front/back. Units 2105 and 2308 indicated they need power-washing.

A separate meeting should be scheduled to discuss the paving proposals. REI to request Falcon Group provide hard copies of the bid package on 11x17 paper.

Marie S. made a motion to approve the Sunburst dated 5/18/21 for \$3,248.99 to address various landscaping items and the proposal dated 5/6/21 to address the lawn area at unit 3303 for \$292.46 as long as Sunburst agrees to reseed in the fall if the grass does not grow. Jay S. seconded the motion. All present voted in favor of the motion.

It was noted that through email, the board had unanimously voted to approve the Bats R Us proposal of \$3,100 to seal the 3300 building from bats and provide a 2 year guarantee. The work has already been completed.

Marie S. made a motion to approve the NaturaLawn proposal for tick spraying. They are to treat all lawn areas and the perimeter of the woods. They can not go into the woods due to the wetlands. The vendor must agree to post signs when treatment is done and provide information on the treatment so it can be provide to the resident. Jay S. seconded the motion. All present voted in favor of the motion.

**Resale Log:**

REI to continue to monitor the resale log.

**Lease Log:**

REI to continue to monitor the lease expirations.

**Work Orders:**

The work order report was reviewed and there were no issues at this time.

**New Business:**

None at this time.

Marie S. made a motion to adjourn the meeting at 9:04 PM. Jay S. seconded the motion. All present voted in favor of the motion.