

**Lexington Mews Association
Board Meeting – Open Session
May 21, 2020**

The meeting was called to order at 7:30 PM.

Present were Cory Plock (Board Member/President), Marie Meliksetian (Vice-President/Treasurer), Doug Brown (Secretary/Director) and Michael Chun (Board Member/Director).

Also, in attendance was Doris DaSilva and Art Stueck of REI Property and Asset Management.

The meeting was held via teleconference.

Homeowners Open Forum:

Units 1106, 2007, 2201, 3104, 1505, 2006, 1006, 3301 and 2204.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Doug B. made a motion to accept the Open Session Minutes from the April 23, 2020 Open Session meeting. Mike C. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

Completed, PDF copy of minutes emailed to Cory P. and his assistant Brina.

Warning Letters:

N/A

Fine Hearings:

N/A

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

REI to follow-up with J&J Pool & Concrete Services, and the other pool vendors, to look at the holes at the bottom of the pool as soon as possible now that the weather has warmed up.

See enclosed estimates from Shoreline and J&J Pool.

REI to continue to follow-up with Marty Flynn to obtain dates to do the plumbing inspections in all the units and draft letter to send to the community.

Will schedule after Covid-19.

REI to follow-up on the execution of the pool bathroom cleaning contract with Martin's Cleaning Service.

Completed, contract fully executed.

Financials:

The April 30, 2020 financials were reviewed.

Marie S. will send updated bank statements for the CD's so the Balance Sheet can be updated.

Work Orders:

REI to issue a work order to fix the rotting garage frame around unit 1106 and to also look at the sidewalk railing for repainting.

Completed.

REI to issue a work order to stain the deck of unit 2508.

To be completed 6/12.

REI to install a temporary "Pool Closed Sign" in the pool area.

Completed.

REI to issue a work order to have all the pool furniture stacked and wire close so that no one takes it apart or uses the area.

Completed.

REI to issue a work order to add signs to all the visitor parking areas stating, "Visitor Parking Only all others will be towed".

Work Order issued, awaiting on signs to arrive.

REI to issue a work order to add signs by 1601 and 1608 stating that there is “No biking in the river rock area (French drains)”.

Work Order issued, awaiting on signs to arrive.

New Business:

REI to follow up with Eversource and obtain the original contract for the light poles from when the property was built.

Eversource claims they did not originally install the light poles.

REI to follow-up with Bartlett tree on the new tree plantings and which trees they recommend to plant.

With Board to review. Awaiting their response.

REI to follow-up with Bartlett regarding the tree stump by 2201 that was not removed. REI to inquire why the stump was not removed and if it cannot be removed due to nearby wires, what alternatives do they recommend.

With Board to review. Awaiting their response.

REI to follow-up regarding the replacement of the window for units 2007 and 2006.

Windows ordered. Late due to Covid-19. Notified owners.

REI to send a copy of the walk-thru list to the Board for their review.

Completed.

REI to contact United Alarm to have the pool camera monitoring changed to start at 10PM. Also, to find out the disabling code for the alarm/camera monitoring.

United Alarm on property 6/12. Waiting for update.

REI to obtain quotes for the tennis courts repairs and to have them provide quotes to create a multi-use court such as a basketball/tennis court combo.

In progress. Received one quote and waiting for more.

REI to note the tickler to move the Spring dumpster to the fall (pending Covid-19 restrictions).

Completed.

REI to follow-up with HVAC vendors regarding recommendations for the water closets heating system and alarms.

Received proposal from Northern Comfort, waiting for additional proposals. Cory meeting with Encon on 6/15 for another proposal.

REI to draft a Summer Newsletter to include items such as who to call when the water closets alarms goes off, no kids riding the bikes through the French drains (rocks), pool closing and postponement of the spring dumpster to possibly the fall.

In progress, with Board for final approval.

REI to contact American Bio-tech Wildlife Services and ask them if there are any method of removing the moles without euthanizing such as relocating the moles and what the additional costs of those services will be.

Completed. Bio-tech scheduled June 2nd. Traps set and rechecked 6/4, Tunnels appear to not have resurfaced. As of 6/11 -no new activity. Will remove traps upon approval of the Board.

REI to contact unit 1002 and inform them that the Board determined not to treat for ticks at this time but that the homeowner can use a tick collar on their pet to prevent ticks.

Completed.

REI to follow-up with unit 3104 garage door repairs and painted. The homeowner must fix the dents and scratches in addition to painting their door.

Completed.

REI to provide unit 1505 with HVAC vendors that REI recommends.

Completed.

Insurance Claims:

N/A

Proposals:

Marie M. made a motion to approve the Yankee Painting proposal for \$1,675 to paint the light poles throughout the community. Mike C. seconded the motion. All present voted in favor of the motion. REI to draft contract and provide vendor fully executed copy.

Completed. Start date June 16-18, weather pending.

Marie M. made a motion to approve the Yankee Painting proposal for \$60 per door to paint all front doors in the community (140 total). Mike C. seconded the

motion. All present voted in favor of the motion. REI to draft contract and provide vendor fully executed copy.

Completed. Starting last week of June.

A motion to adjourn was made by Doug B. at 9:18 PM. Mike C. seconded the motion. All present voted in favor of the motion.