

**Lexington Mews Association
Board Meeting – Open Session
July 17, 2020**

The meeting was called to order at 7:28 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:

Ratification of the minutes:

Marie M. made a motion to accept the Open Session Minutes from the June 18, 2020 Open Session meeting. Doug B. 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.

Warning Letters:

All warning letters were reviewed.

Fine Hearings:

Doug B. made a motion not to post the \$100 to Unit 2307 for speeding. Mike C. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision.

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

REI 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. Cory P. to proof this letter before it is sent.

REI to follow-up with the Falcon group regarding the updated bid specifications and to make sure he adds the missing speedbump in front of unit 1801 (in front of the storm drain).

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

REI to follow-up with United Alarm regarding the fob system by the pool area.

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

REI to follow-up with Yankee Painting on painting of the flagpole. REI to also have them paint the fence as you make a right turn onto Eaton court. The fence is near the pole and around the mushroom tree.

Financials:

The June 30, 2020 financials were reviewed.

Work Orders:

REI to combine the masonry work orders if possible.

New Business:

REI to contact Sunburst regarding the stump by unit 2201 – can grass can be put down or something else to make the area look better.

REI to contact Bartlett Tree and ask them if in the original contract it included a new tree where the stump in unit 2201 was. Also, which trees are included in the original contract vs the new proposal for the black knot.

REI to send to Mike C. all the Bartlett tree invoices paid to date regarding the current open contract.

REI to draft letter to notify the community regarding the front door painting project with Yankee Painting and to give a deadline of September 30th for the homeowners to contact the vendor to arrange for their front door to be painted. REI to also include in the notification a note about those homeowners who have already painted their front doors recently to provide proof and they will not need to have their front doors painted. Cory P. to proof the draft letter.

REI to contact Sunburst and have them remove the dead branches behind the 2200 building near the water basin.

REI to contact Sunburst and ask them which of the new visitor parking signs need to be removed in the winter for the snow removal.

REI to reach out to Sunburst regarding some balding spots (dog urine areas) throughout the community that need seeding - particularly near 1608.

Marie M. made a motion to approve the back-deck stairs modification request from unit 1505 so long as the new stairs conform with the rules and regulations regarding the addition of the back-deck stairs. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision and provide homeowner with a copy of the rules regarding the stair modifications.

The Board reviewed the modification request from unit 1501 for a ring doorbell. The Board approved the request so long as it conforms with the camera criteria outlined in the rules. REI to notify the homeowner of the Board's decision.

Doug B. made a motion to approve the back-deck stairs modification request from unit 1302 so long as the new stairs conform with the rules and regulations regarding the addition of the back-deck stairs. Mike C. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision and provide homeowner with a copy of the rules regarding the stair modifications.

Doug B. made a motion to approve installation of the screen door modification request from unit 1302. Mike C. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision.

The Board reviewed the modification request from unit 1302 for a ring doorbell. The Board approved the request so long as it conforms with the camera criteria outlined in the rules. REI to notify the homeowner of the Board's decision.

Marie M. made a motion to approve the back-deck stairs modification request from unit 2902 so long as the new stairs conform with the rules regarding the addition of the back-deck stairs. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision and provide homeowner with a copy of the rules regarding the stair modifications.

Doug B. made a motion to approve the renewal of the insurance with Philadelphia Insurance for \$97,299. Mike C. seconded the motion. All present voted in favor of the motion. REI to notify the Hodge Agency of the Board's decision and bind the policy.

Doug B. made a motion to approve the Lexington Mews front sign proposal from Marketritaville (Speedi Sign) in the amount of \$3,487.77. Mike C. seconded the motion. All present voted in favor of the motion. REI to draft contact and provide vendor fully executed copy.

REI to send to the Board PDF copy of the final copy of the audit.

REI to draft the annual financial review letter that goes along with the copy of the audit's financial results to all owners.

REI to obtain 3 gutter cleaning quotes for the entire property.

REI to arrange for a meeting with the Board to discuss the loan amount and the process.

The Board will review the flagpole specifications provided by REI and will get back to REI with their notes and changes.

Insurance Claims:

N/A

Proposals:

N/A

Marie M. made a motion to adjourn the meeting at 8:48PM. Doug B. seconded the motion. All present voted in favor of the motion.