

**Lexington Mews Association
Board Meeting – Open Session
August 16, 2018**

The meeting was called to order at 7:30 PM. Present were, Cory Plock (Board Member/President), Gary Pasquarello (Board Member/ Vice President), Marie Meliksetian (Board Member/Treasurer), Marie Starnes (Board Member/Secretary) and Dough Brown (Board Member/Director).

Also, in attendance was Doris DaSilva and Patrick Browne of REI Property and Asset Management.

Homeowners Open Forum:

The homeowner of Unit 2105 made indicated that his railings were replaced when he needed the floorboards replaced. REI to issue a work order to have floorboards replaced in Unit 2105.

The homeowner of Unit 2201 indicated there is wood pecker damage on the side of the unit near the window. Woodpecker damage is to be replaced with composite instead of wood. REI to issue a work order to address.

The homeowner of Unit 2007 indicated that their deck railings need to be replaced with composite. There was a work order that was closed for the repairs, but the work was not completed. REI to follow up with the contractor on the repairs.

The homeowners of Unit 1002 made note that the tree behind them (Weeping Willow) was removed as part of the cleanup from the May storm. They miss the privacy that the tree provided and this may have decreased his home value. The board decided that there is no room in the budget right now for a new tree but that it could be considered for next years' budget. The Board noted that similar requests have been made and will be considered next year.

Officer Reports:

There were no Officer Reports given.

Ratification of the minutes:

Gary P. made a motion to accept the Open Session Minutes from the July 19, 2018 meeting. Marie M. seconded the motion. All present voted in favor of the motion.

Fine Hearings:

The fine hearing response from Unit 1706 regarding the wireless security camera on the unit's rear was reviewed. The board agreed that the camera, while not permanently altering the common area, did violate the camera regulations that only allow one camera on the front garage of the unit and he already had a variance for a second front camera. Gary P. made a motion that the camera had to be removed. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision.

The fine hearing for Unit 2502 for the garage door that needs to be repaired was reviewed. The board agreed that they could not definitively decide what caused the crack in the garage door and agreed to split the cost - the Association would pay for one panel to be replaced and the Unit owner would be responsible for replacing the other. Gary P. made a motion to split the cost with the homeowner with the association paying to replace one panel and the homeowner paying for the other. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision.

The fine hearing response from Unit 1707 was reviewed. The Unit owner is to be invited to the September meeting for a new fine hearing. The fine has been posted but can be rescinded.

The fine hearing response for Unit 2905 was reviewed. The board decided to uphold the fine. Gary P. made a motion to uphold the fine and post it. Doug B. seconded the motion. All present voted in favor of the motion. REI to notify the homeowner of the Board's decision and notifying account to post the fine.

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

REI updated the Board on the irrigation map received from Ecosystems. REI to issue a work order to make additional copies of the map and provide Pete at Sunburst with a copy and also send a PDF copy to the Board.

The Board would like to pend the JK Energy request for a proposal since Eversource is already taking care of the pole light issues.

The July 31st Financials were reviewed. REI showed the Board that the higher increase on the Eversource bills and Winter's Brothers was due to a previous balance not paid and an extra dumpster that was charged to the refuse bill. No further action needed on this matter.

REI to get additional quotes for the refuse removal in addition to the quote from Winter's Brothers. The Board would like to request that the totters be replaced when the new contract is signed.

The Board discussed the quote from REI to clean the fence and mailbox stations. REI to contact Pete at Sunburst to blow clean the 3 mailbox stations every time he is onsite to cut the grass.

REI to update the Resale Log with every resale and distribute to the Board after every sale.

REI to revise the introduction letter, sent to new owners, and request that a copy of the homeowners HO6 Policy be provided to the association.

REI to add to the ticker that the Annual Owner's Meeting packet must have a reminder that homeowners must have an HO6 Policy along with a copy of the Maintenance Standards. Also, REI to remind all owners that gas regulators should be inspected annually.

The homeowner of Unit 1806 did not provide the requested specifications and contractor estimates for the modification request to install the French door conversion they want to make. REI to request the information again. The board agrees that it needs to be a drop-in change and alterations cannot be made to the size of the opening.

REI to reach out Henry Roofing to provide pictures of GAF claim so that they can be provided to Steven Winter Associates for the roof project. REI to forward the pictures once they are received.

REI to look into Work Order 66387 regarding some concrete repairs. The board says it is unacceptable the way it looks and needs to be fixed. REI to get a quote to skim coat it and to replace it. Marie M. will provide pictures of what is not up to their standards.

Financials:

REI to fix the CM Property Management accounting error that resulted in \$845 line item in the Balance Sheet which came from an insurance claim.

REI to transfer savings out of CAB savings account into Chase Savings account and close CAB savings account.

New Business:

REI is not to do any more work orders for the green mold on buildings since the association will be power washing soon.

Gary P. made a motion to pend the Vehicle Registration Rule until the September Board Meeting. Doug B. seconded the motion. All present voted in favor of the motion. REI to add to the September Open Session Agenda.

REI to get quotes for the front doors and garage doors to be painted. REI to forward that information to the homeowners with the Annual Owner's Meeting Notice that anyone who has not painted their front door within the past year must do so and if the garage doors are off color they must also be painted.

REI to contact DB Osborne to have Unit 1407's garage door painted. The homeowner will be responsible for the cost of the paint.

The Board decided to hold the Annual Owner's Meeting on December 5, 2018 at Hatter's Hall. REI to reserve the location.

The Board noted that the pool will be closed for the season on Sunday, September 17, 2018. REI to contact Shoreline Pools to close the pool for the season and also to contact Lombardi Plumbing to winterize the pool and bathrooms.

REI to get bids for cleaning the gutters.

REI to contact Winter's Brother's to have the Coke machine in the pool area removed.

The Board noted that Pole 9317 was still out. REI to do a night inspection of all light poles to see which poles are not working. REI to contact Eversource to issue work orders to fix them.

REI to check all light poles for engraving labels and have any missing ones labeled by Eversource.

REI to note the tickler for the dryer vent cleanings for April/May but to obtain quotes beforehand.

Claims:

It was noted that the leak at Unit 1301 was caused by the outside spigot not being winterized. It was also noted that the current owner closed and moved into the unit only days prior to the leak occurring. REI to issue a pass-through hearing letter for the \$2,500 deductible due to a violation of the Maintenance Standards. REI will advise the homeowner to contact their personal insurance company regarding coverage for the deductible.

Proposals:

Marie S. noted that Bartlett Tree will charge 1201 for the stump removal all others should be free. REI to double check.

The Open Session was suspended at 8:24PM.

The Open Session was reconvened at 9:52PM

A motion to adjourn was made by Gary P. at 11:09 PM. Marie S. seconded the motion. All present voted in favor of the motion.