



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
June 21, 2017
Unit 1407**

- I. Call to order: 7:30pm
 - a. Roll call.
 - i. In attendance
 1. Cory Plock
 2. Gary Pasquarello (via call-in)
 3. Marie Starnes
 4. Marie Meliksetian
 5. Douglas Brown (absent)
 6. Mike Famiglietti; CM Property Management
 - b. Proof of notice – Posted June 10, 2017
- II. Reading and approval of minutes May 16, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from May 16, 2017.
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- III. Open session for Unit Owners, 15 minutes.
 - a. Janice Light; unit 2203: Landscaper mowed over trash and branches. Island grass developed yellow spots where fertilized. Board is meeting with the arborist and walking through the property this weekend.
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – May 31, 2017
 - i. Financial Report for the period ending May 31, 2017: Total Assets for the Association were \$789,572.21. Total expenses were \$58,586.98; \$13,472.70 over budget. Following payments made to Capital Reserves, \$18,097.91 and Special Projects Reserves, \$2,172.00. Accounts Receivable balance was \$7,185.08 at the end of May 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
 - ii. Motion to approve financial report
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - b. CM Property action item report.
 - i. Open items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.
 - i. \$ 2.35 Park mobile (Cory)

- ii. \$ 110.90 Tension springs for parcel boxes
- iii. \$ 35.29 Beth Walstedler balloons for tag sale
- iv. \$ 300.55 Signs tag sales

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE financial transactions.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. WO # reviewed open/closed
- b. Motion to propose rule permitting exterior cameras on units.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.
- c. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to approve Sunburst Landscaping contract for pool hillside.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve Bouchard curb repair/replacement contract
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to approve various contracts relating to front entrance repair work. JD Paving, \$2000; Astro Masonry, \$1,800.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- d. Discussion concerning insurance review. Tabled.
- e. Discussion concerning contractor bid form and selection process. CM Property will develop a bid form for the board's review.

IX. Open Session of Unit Owners

None

X. Motions from the floor

Discussion regarding installation of additional Parcel Box receptacles

Discussion regarding spraying for ticks on the property

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 10:04pm

Next Meeting Date: July19 at unit 1603