

**Lexington Mews Association
Board Meeting – Open Session
November 19, 2020**

Approved Minutes

The meeting was held via teleconference and called to order at 7:28 PM.

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

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

Ratification of the minutes:

Marie S. made a motion to accept the Open Session Minutes from the October 15, 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.

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

REI to perform an audit and update the lease tracker and confirm formulas are accurate.

REI to follow up on the resale tracker and confirm the formulas are accurate.

REI to perform an inspection at Unit 3104 to confirm no structural changes were done.

REI to follow up on obtaining a proposal to address the remaining walkway trip hazards.

Marie M. to handle the CD expiring at the end of November.

When an amount is determined for the paving project, the Board may obtain information from local banks on loans and have REI contact MIT.

The board discussed replacing the walkways with stamped asphalt instead of concrete. Board will do research on this option.

REI to follow up with Falcon group...

- Ask for clarification on what concrete walkways he is quoting.
- Can the quote be revised to do the entire walkway with concrete?
- Can a price be provided to do the entire walkway with stamped asphalt?
- Both options should have concrete on the islands.

REI to request a commitment from Lexington Court that they will pay their share of the paving project for the main road.

Financials:

The October 31, 2020 financials were reviewed.

It was noted that the SP Audit line should be moved into code 7220 – Legal and Accounting.

The section “Special Projects Expense” should be renamed “Capital Projects”. SP should be removed from code titles.

Code 7810 should be corrected to “Pool resurfacing”.

Work Orders:

REI to check history on Unit 1406 – owner had noticed wood shaving near the post.

New Business:

Marie M. made a motion to approve the proposed 2021 budget. Doug B. seconded the motion. All present voted in favor of the motion.

REI to send the Owner Meeting notification for the December 3rd meeting.

Coupons will be sent post the budget ratification.

Officer elections will be done in January.

2021 Board meetings will remain to be the third Thursday of every month.
REI to handle the annual city filing in January and update Concord after officer positions are completed.

REI to update the tickler so that in September a date is scheduled for a December Owner Meeting at the Hampton Inn.

REI to arrange for Christmas tree removal on January 8th and January 15th.

REI to obtain the 2021 holiday trash pickup schedule and notify owners.

Proposals:

Marie S. made a motion to approve the REI quote of \$4,815.00 to clean the gutters. Marie M. seconded the motion. All present voted in favor of the motion

Fines/Pass throughs:

None at this time.

Homeowner forum:

There were no action items as a result of the homeowner forum.

Doug B. made a motion to adjourn the meeting at 8:56 PM. Marie M. seconded the motion. All present voted in favor of the motion.