

Windsor Mews Board Meeting

Date of Meeting: 4/17/12
Location of Meeting: Jacinta's home
Type of Meeting: Monthly Board Meeting
Board Members Present: Jacinta Mascarenhas, Hung Tran, Dan Shedd, Julie Emery

Minutes

Agenda Item: Review and Approval of Annual Meeting (3/20/2012) Minutes.

Conclusion: Minutes approved.

Action Item: Julie to put in final form and forward to Vivian Whitestone and all Board Members.

Agenda Item: Hearing re. 12254 Winscombe Terrace (non-standard pole light fixture). Violation letters mailed 10/27/10, 3/21/11, 11/4/11 and final letter with hearing notice by certified mail 3/29/12.

Conclusion: Homeowner did not show for hearing. Board members waited until 7:30 p.m. to provide ample time for appearance. Board found against homeowner. Certified Letter will go out informing them of the \$10/day fine for up to 90 days (\$900.00). Meeting concluded at 8:21 with no appearance by homeowner.

Agenda Item: Covenants violations – Next Steps.

Discussion: New replacement Garage Door Manufacturer/Model has been offered up as a conforming alternative at a better price point. Alternative Storm Door is being proposed in response to numerous requests. Replacement Shutter guidelines would be helpful for homeowners. Georgetown Doors need guidelines.

Action Item: One Model from Manufacturer (Clopay) is being added as an approved alternative for homeowners needing to replace their garage door. Alternative style of Storm Door has been approved as it provides added security without departing from the HOA's

aesthetic standards. Shutter Information will be posted on HOA website. Specs for Georgetown Door to be spelled out on HOA website.

Agenda Item: Architectural Reviews & Resale Inspections.

Discussion: Per Hung, there were 2 resale packages – both were fine. There were also 2 Arch. Reviews for a fence and a patio.

Agenda Item: Tennis court resurfacing/security

Discussion: Tabled

Agenda Item: Social Committee – Spring Cleanup Day – April 22, 2012. (Rain Date April 29, 2012.)

Discussion: Earth Day, April 22, 2012, will be our clean up day. Rebecca has taken lead on organizing. Painting of iron fence; 2 (2 hour) shifts for volunteers; Fx. Co. Horticulturalist to be there; Cookies and Punch to be provided; Directory of Vendors to be compiled;

Action Item(s): Dan to use sander on iron fence in advance of Clean up Day and will also get trash bags. JoAnn Billak to post and pass out flyers; Hung to purchase supplies for projects. Rebecca Tulkoff to pick up refreshments.

Agenda Item: Speed bumps (type, number, location)

Discussion: Hung recommending hot mix asphalt (2' wide at landing/3" high/4-1/2' wide at base.) Cost is approximately \$500-600 each and we may need 10 or so. Idea is to include a map with the next newsletter showing proposed placement of speed bumps and ask for feedback.

Action Item: Hung to review Placement -- needs to be measured and reviewed. Jacinta to include information in newsletter.

Agenda Item: Parking/towing issues

Discussion: Have not been enforcing the "no tandem parking" policy. Need to raise awareness of that policy to be able to enforce it.

Action Item: Reminder to homeowners about the no tandem parking policy and the vigorous enforcement of the policy to be spelled out in next Newsletter.

Agenda Item: Newsletter Reminders

Discussion: Need to give some general reminders/Information in the newsletter:

- Clean up after your Dog
- Tennis Court – status
- ARC Mod. Forms must be submitted before changes are made
- Trash cans may not be left out days ahead of scheduled pick-ups.

Agenda Item: Bideford Square Resident with lawn issue – not cut in over a year

Discussion: Attorney has indicated that a Special Resolution would be needed to have the lawn work done. Also need to determine if anyone is residing at the home.

Action Item(s): Dan to draft the Special Resolution language. Julie to knock on the door to see if anyone is living there.

Agenda Item: Social Committee

Discussion: Shirley would like to do something for July 4th in the neighborhood.

Agenda Item: Next Board Meeting – date, time and place.

Conclusion: Tuesday, May 22, 2012, 6:45 p.m. at Jacinta's home.