

Windsor Mews Board Meeting

Date of Meeting: 10/9/13
Location of Meeting: Jacinta's home
Type of Meeting: Monthly Board Meeting
Board Members Present: Jacinta Mascarenhas, Hung Tran, Adam Lesser, Julie Emery

Minutes

Agenda Item: Review and Approval of Board Meeting (8/28/2013) Minutes.

Conclusion: Minutes approved.

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

Agenda Item: Architectural Reviews & Resale Inspections.

Discussion: There were two resale inspections.

Agenda Item: Tennis court use, repair, distribution of keys & pooling water issue.

Discussion: The tennis court lock repair was completed at no charge as it was under warranty. There have been 9 keys distributed so far and all of the feedback has been overwhelmingly positive regarding the improvements to the court and its security. There is no real issue with water pooling on the tennis court so there is no need to spend any money addressing it.

Action: Adam to make sure HOA has lock warranty paperwork on file. Key distribution will be ongoing.

Agenda Item: Update on door/shutter colors.

Discussion: Hung, Shirley and Jacinta did a neighborhood walk focused on door and shutter paint colors. They have completed about 50% of the neighborhood and will do the next section soon. No new updates – will resume walks in early spring.

Action: Planning to set the next walk date for a morning in early spring.

Agenda Item: Landscaper's proposal for fall flowers.

Discussion: Proposal looks good – approved.

Action: Jacinta to let Valley Crest know of approval.

Agenda Item: Need to review landscaper's trimming/pruning of tall trees and trees over iron fence before payment is released.

Discussion: Jacinta noted a few issues with work; replacement trees were approved; Valley Crest will be aerating and re-seeding; they will also be doing leaf pick-up 2 times this fall.

Action: Jacinta to let Valley Crest know of issues and decisions.

Agenda Item: Snow removal contract for 2013/14 – same service provider as last year.

Discussion: Snow removal contract looks acceptable.

Action Items: Jacinta to sign and return contract.

Agenda Item: Social Committee – Halloween Event

Discussion: Board could contribute some money toward the Halloween event.

Action Items: Jacinta to let Social Committee know of Board donation.

Agenda Item: Fence Painting – complete.

Discussion: After several sessions and many volunteers, the fence painting project was completed.

Action: Many thanks to all who participated!

Agenda Item: Use of fireworks in the development.

Discussion: Resident request was reviewed by the board. It was determined that this is not a HOA issue. The liability is on the resident and this falls under County guidelines.

Action: Jacinta to let resident know of board position.

Agenda Item: Info. to update web site.

Discussion: Tennis Court Resolution and Key Distribution information should be added to the website. All approved minutes and newsletters should be posted to website.

Action: Jacinta to draft something and send it to Dan for posting. Julie to ensure all minutes are forwarded to Dan for posting.

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

Conclusion: The next Board Meeting will be our Annual Meeting which will take place on Wednesday, January 29, 2014, at 7:00 at Armstrong's new offices.