

Windsor Mews Board Meeting

Date of Meeting: 08/14/14
Location of Meeting: Jacinta's home
Type of Meeting: Monthly Board Meeting
Board Members Present: Jacinta Mascarenhas, Hung Tran, Julie Emery

Minutes

Agenda Item: Review and Approval of Board Meeting (7/9/2014) Minutes.

Conclusion: Minutes were approved.

Action Item: Julie to send out Minutes in final form to Vivian Whitestone and all Board Members.

Agenda Item: Landscaping jobs for Summer 2014 – Update.

Discussion: Another walk with the Arborist will be scheduled. Jacinta and Dan will accompany the arborist. There will be significant expense associated with removal and replacement of dead.

Agenda Item: Cleanup of cigarette butts at front entrances.

Discussion: Areas have improved somewhat; still a few cigarette butts around. No further action needed at this time.

Agenda Item: Covenants Committee – Violation letters and notices

Discussion: Several issues noted. One chronic violator may need a hearing. It is looking as though we will recover significant delinquent HOA Fees from a house due to settle on 8/29/14.

Action: Appropriate letters will be sent out re. violations which remain unresolved.

Agenda Item: Is there need for updated resolutions? (a) hearing (b) cleanup of backyard/debris.

Discussion: Both resolutions look good. No need to update.

Agenda Item: Tot Lot maintenance issues – status update.

Discussion: The tot lot was newly mulched by the landscapers. This has addressed the patchy, thin mulch issues. The missing boards on the bridge were repaired by Dan. He also placed some caps on the screws underneath to prevent injury of those who might be under the bridge. Dan also repainted the merry-go-round. Tot lot improvements look great and residents have commented positively about them!

Agenda Item: Roadway/curbs – patching/touch up?

Discussion: Curb painting project was started. Contractor has reached out to us regarding their underestimating of project and asking for our feedback as to how to proceed.

Action: Hung to contact contractor to see what they are now proposing.

Agenda Item: Review of legal June financial report & write off bad debt.

Discussion: The recommended writing off of old debt was approved.

Action: Jacinta to inform Vivian and attorneys of approval of write off.

Agenda Item: Identification of front door colors.

Discussion: Hung, Jacinta and Dan completed the walk. Only one violation was noted.

Action: Hung is updating the chart of front door colors. The one violation notice will be sent out to homeowner.

Agenda Item: Architectural Reviews & Resale Inspections.

Discussion: There were no Resale Inspections or Architectural Reviews.

Agenda Item: Social Committee

Discussion: Planning will begin in September for the Halloween event.

Action Items: Up to \$500 total was budgeted for three social events for the year - the Cleanup Day, the Block Party, and the Halloween event. After Adam's approval, those who have purchased items for these events and want reimbursement have to submit their receipts through Jacinta. Jacinta authorizes and forwards the receipts to FSR, who will issue the reimbursement checks and mail them directly to the individuals.

Agenda Item: Info. to update web site.

Action: No new items to post.

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

Conclusion: The next Board Meeting will be on Wednesday, September 24, 2014, at 6:45 at Jacinta's home.