

Windsor Mews HOA Board Meeting

Wednesday, August 16, 2017, 7:00 pm

Board members present: Jacinta Mascarenhas, Freddy Feliz, Joe Trefilek

Board members absent: Rajesh Arora

Others present: None

Minutes

The meeting was called to order at 7:19 pm.

1. Review and approval of minutes for HOA Board meeting held Wednesday, July 12, 2017

The minutes were approved and will be made available on the website and to the management company.

2. Covenants Committee update

Inspections will be performed in the following weeks to follow up on issues identified during the previous inspections. Action will be taken on any outstanding items in accordance with the current dispute resolution process.

3. Architectural modifications and resale inspections

0 architecture modifications were reviewed and 0 resale inspections were performed since the last meeting.

4. Community website and content management

A digital version of the newsletter was posted to the homepage. Review of the existing content and additional information will be posted in the coming weeks. A new design is still in progress.

5. Tennis court keys and rules

The new sign has been posted and two new requests for court keys have been received.

6. Parking in common areas

Over the summer the Board has been receiving complaints about the lack of visitor parking spaces in the common areas because some individuals use the visitor spaces almost exclusively, thereby not allowing others to use the visitor parking spaces when they have a real need. The Board was also informed that the towing company was not doing inspections as they are contracted to do. Hence, the Board decided to ask the towing company to perform more frequent inspections as required, and enforce the existing rules that have been in effect for several years. At the same time, the Board is researching additional options for dealing with inadequate visitor parking spaces.

7. Cleaning and tuck pointing of brick wall and concrete pillars

Three quotes for cleaning of the brick wall were discussed and of those one vendor was selected by the Board. A preliminary set of vendors for the tuck pointing has been prepared, but the quotes will be assessed following the cleaning, when the full extent of the work to be done is known.

8. Issues with trash in tot lot

The Board discussed possible options to resolve the issues with trash and after dark usage of the tot lot. A new sign has been posted independently of the Board detailing the tot lot usage guidelines, including the new restriction of use from dawn to dusk.

9. Social Committee

No updates at this time.

10. Pothole repair

To prevent damage to the road foundation in advance of next year's resurfacing project, the Board has decided to pursue the repair of major potholes in the community. Following review of options, a vendor was selected to provide this service in the coming weeks.

11. Neighboring development projects

It was noted that the voting location for the community has changed from Expectation Church, likely indicating the the sale of the land to the developer has been allowed to move forward. A notification from Costco has been received by the Board indicating that they will be adding an additional bay to the vehicle service area.

12. Next meeting

The next HOA board meeting is scheduled for Wednesday, September 20 at 7pm.