

Windsor Mews HOA Board Meeting

Wednesday, November 15, 2017, 7:30 pm

Board members present: Jacinta Mascarenhas, Joe Trefilek

Board members absent: Rajesh Arora

Others present: None

Minutes

1. Review and approval of minutes for HOA Board meeting held Wednesday, September 20, 2017.

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

2. Covenants Committee update

The Covenants Committee will continue to follow up on open items from the previous inspection.

3. Architectural modifications and resale inspections

3 architecture modifications were reviewed and 8 resale inspections were performed since the last meeting.

4. Community website and content management

Recent HOA Board meeting minutes were added to the website.

5. Parking in common areas

No update since the last meeting.

6. Review of financial data for the period ending 30 Sept 2017

The latest financial statements and delinquency analysis were reviewed and discussed.

7. 2018 Budget Approval

The proposed 2018 budget was discussed and compared against the current financial statements and historical budget summaries. Following discussion, the Board unanimously voted to approve the proposed budget with a 1.5% dues increase.

8. Planning and Timeline for Roadway Project

A tentative schedule was discussed that would have the initial planning phases beginning in January with the actual work occurring in the April-May timeframe.

9. Communicating need for more Board, Covenants Committee, and Social Committee members

Options for reaching out to the neighborhood were discussed, including leveraging the website. In addition, the importance of ensuring a quorum at the upcoming annual meeting was discussed.

10. Next meeting

The next meeting will be the 2018 Annual Meeting, to be held at a date and time to be determined following coordination of meeting space.