

Windsor Mews Board Meeting

Date of Meeting: 9/25/12
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 (8/20/2012) Minutes.

Conclusion: Minutes approved with one change.

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

Agenda Item: Tandem Parking/towing issues – next steps

Discussion: Resolution NO. 2012-003 was passed by the Board and a mailing will go out to all owners and known renters. Dan will also post at houses.

Agenda Item: Tennis court resurfacing/security

Discussion: Resurfacing -- Adam has quotes from Bishop and American Tennis; Metro Tennis is the third company and they have been unresponsive.

Any prep work needed could be done by CAS.

Security – Once court is resurfaced and a new door/lock is installed, owners will have to sign an agreement to get a key and be able to use the court.

Action Item: Adam to contact Bishop and American to discuss scheduling; weather constraints; prep work needed.

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

Discussion: Tabled.

Agenda Item: Architectural Reviews & Resale Inspections.

Discussion: There were two resale inspections and one Arch. Reviews for exterior painting.

Agenda Item: Covenants Committee – walk through.

Discussion: A “day” walk was done on August 12. Several “night” walks were done (Aug 18, 20 & 21) to check lights. Jacinta updated violations spreadsheet; Armstrong sent out letters and Dan posted at houses last Friday, Sept. 21.

Agenda Item: Landscaping contract – review. Tot lot issues.

Discussion: Vivian provided Jacinta with the names of 8 Landscaping Companies. Jacinta did a RFQ and gave all companies until Friday, 9/28/12 to respond. All companies want both landscaping and snow removal contracts for 3 years. Our current contract with CAS expires 12/31/12.

Recommendation to use an auger in the tot lot to soften ground.

We need to replace the handle on the tot lot gate.

Conclusion: Need to review landscaping/snow proposals once they come in. Julie to research tot lot gate handle replacement.

Agenda Item: Trash Removal Contract

Discussion: Current contract ends at end of November, 2012. Jacinta has spoken with our existing provider regarding a new deal.

Action Item(s): Need to review renewal.

Agenda Item: Replacement of signs and signposts – status update

Discussion: Cherlyn will be meeting with CAS on Friday, 9/28/12, re. placement of signs and posts so CAS may complete the work.

Action Item: CAS to replace “No Parking” signs for \$15 each. CAS to break up concrete and re-mount posts.

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

Conclusion: Tuesday, October 23, 2012, 6:45 p.m. at Jacinta’s home.

Items for next written communication to all homeowners:

- Tandem/double parking Resolution
- Tennis court new rules for deposit and contract