

## **Windsor Mews Owners Assoc. 2016 Annual Meeting**

Date of Meeting: 1/20/2016

Location of Meeting: FirstService Residential Offices, 11351 Random Hills Road, Suite 600, Fairfax, VA 22030

Type of Meeting: Annual Meeting

Board Members Present: Jacinta Mascarenhas, Hung Tran, Dan Shedd, Julie Emery, Sam Corvino for Freddy Feliz

Covenants Committee Members Present: Freddy Feliz, Julie Emery

Management Company Representative Present: Vivian Whitestone, Senior Community Association Manager, FirstService Residential

### **Minutes**

1. The Meeting was called to order at 7:30 p.m. The members of the Board introduced themselves.
2. There was a required quorum with 17 members represented – 8 present and 9 proxies.
3. The notice of the meeting was mailed out to all members on December 9, 2015, and was verified.
4. The minutes from the previous annual meeting held on January 28, 2015, were reviewed and approved without modification.
5. Reports of Officers and Committees – Jacinta Mascarenhas (President of the HOA) gave a brief overview of the work that was accomplished during 2015 and the plans for 2016. She also touched on the issues facing the Association and future priorities.

Some of the work accomplished in 2015 included:

- Repair of potholes (one was handled by Fairfax County)
- Painting of curbs
- Covenants walks & notices resulting in many homeowners addressing violations

- A Reserve Study was performed in 2015 and listed two major Findings:
  - i. Roadways & Foundation are aged and need to be resurfaced in the next year. This will be a very significant expense. Likely \$200K on the low end.
  - ii. Many trees in the common area are reaching the end of their useful life. Will be significant expense associated with removing and replacing these trees.

6, 7, 8, 9. There were two vacancies on the board. Jacinta called for nominations from the floor. A motion was made to elect Dan Shedd and Hung Tran to the board by acclamation.

10. Unfinished Business – topics included:

- Condition of the road-ways – useful life is 25 years and we are not there yet. We can focus on the areas that have alligator cracks.

11 & 12. New Business / Open Forum -- topics included:

- Possible removal of very large tree -- there is a large tree up near the gas station that was pointed out by our landscaper as a potential problem. We need to determine if it is ours by looking at a plat.
- Towing Policies – no changes in the policies for our neighborhood
- Solar Panels – question regarding whether they will be allowed as they are expressly forbidden in the bylaws. Process of amending bylaws is arduous involving special meetings; a vote of all owners and a certain percentage of approvals. A number of years back there was a change in Federal law related to Satellite Dishes. No amendment to the bylaws was needed as the Federal law trumped the bylaws. More research is needed on the Solar Panel issue.
- Doody Calls – pet station management company. A suggestion was made to review the frequency of visits by Doody Calls to ensure that the station is cleaned and supplied properly.
- Screen Porch – question regarding closing in the area under a deck turning it into a screened porch area. Need to consult the architectural guidelines.