

Windsor Mews HOA Board Meeting

Wednesday, September 20, 2017, 7:00 pm

Board members present: Jacinta Mascarenhas, Joe Trefilek

Board members absent: Freddy Feliz, Rajesh Arora

Others present: None

Minutes

1. Review and approval of minutes for HOA Board meeting held Wednesday, August 16, 2017

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

2. Covenants committee updates

A follow up inspection was performed to assess the resolution of violations communicated with the previous inspection. Any outstanding items will receive a follow up notice in most cases or a formal letter for any exceptional cases.

3. Architectural modifications and resale inspections

One resale inspection was performed and one architecture modification was evaluated and approved since the last meeting.

4. Community website and content management

No updates at this time.

5. Parking in common areas

The Board is still evaluating options for a long-term solution and will continue to ensure that enforcement of the existing parking rules is done more frequently.

6. Cleaning and tuck pointing of brick wall and pillars

A vendor was selected by the Board and the work will be performed within the next month.

7. Issues with trash in tot lot and night usage

The Board will continue to evaluate options for discouraging after-dark usage of the tot lot, including motion-activated lighting, and will encourage residents who live nearby to contact the non-emergency police number to report any activity.

8. Snow removal proposals

The Board reviewed the proposal for snow removal from the current vendor and compared with that for 2016. After some discussion regarding typical operations and other matters related to the contract, it was decided to continue with the vendor for another year.

9. New landscaping proposal

A proposal was recently solicited from the landscaping company to replace the trees in the common areas that had been removed over the previous few years for various reasons. After evaluating how this work would fit within the budget, it was decided to proceed with the work later in the fall.

10. Planning and timeline for roadway project

The Board continues to look to move ahead with the roadway resurfacing project in late spring 2018 and will review the proposals that were recently solicited and request updates as needed. A notification plan for residents will also be established to ensure all residents are aware of how the project will be executed and how they will be impacted.

11. Next meeting

The next meeting is tentatively scheduled for early November (date to be determined).