

## **Windsor Mews HOA Board Meeting**

Thursday, December 13, 2022 – 8:00 pm

**Present:** Joe Trefilek, Shahin Bahadori, Will Hueske and Kamran Zendeheel

**Absent:** Jennifer Anderson

### **Agenda**

1. Opening
  - a. Review and approve minutes of the April 30, 2020 meeting.  
The minutes were approved and will be formally approved at the 2020 annual meeting.
  - b. Resale Inspections and Architecture Modifications:  
Three Resale Inspections and three Arc mods
2. Review Q1 Financials  
No news from First Residential Company (Celeste).
3. Covenants Update
  - a. Review inspection results:  
A community inspection was done and many violations found. The board will send the first notice after reviewing the violations.
  - b. Open items:  
None
  - c. Minor violations:  
A round of inspection for light posts was done. No notice was given. A second round of quick inspection will be done soon to be able to send any notice.
4. Landscaping Projects
  - a. Tree trimming & removal:  
Two board members inspected two homes as the neighbors had complain about overreaching trees. The board will arrange a walkthrough with the landscaping company to resolve the problems and take care of any landscaping needs.
  - b. Others?  
None
5. Newsletter:  
None
  - a. Topics:  
recycling, parking, roofing
  - b. Timing
  - c. Authors:  
None
6. Reserve Study Bids:  
None
7. Road Signage Replacement & Repair:
  - a. None
8. Tot Lot Gate Hinges:  
None
9. Website Update:

Our HOA website was updated by the board.

10. Tot Lot Equipment Cost Estimate:

The board want to study the installation of a new tot lot. The board will see if the project can be done during this year.

11. Revisit American Disposal recycling/trash bin proposal:

The waste disposal company proposed to changed their trash removal to once a week. This generated complain from the community members and the board is looking into possible options.

12. Parking:

None

13. Next meeting date/time:

TBD