

## **Windsor Mews HOA Board Meeting**

Tuesday, December 20, 2022 – 7:00 pm

**Present:** Shahin Bahadori, Will Hueske, Jennifer Anderson and Kamran Zendeheel

**Absent:** none

### **Agenda**

#### **2023 Windsor Mews Community Budget Review and Approval**

**1. Ground Maintenance Proposal**

- The Board reviewed and unanimously approved the CAS Landscaping Ground Maintenance proposal for the period of 2023 – 2025. The approved amount is for \$18,006.

**2. Snow Removal Proposal**

- The Board reviewed and unanimously approved the CAS Snow Removal fees for the period of 2023 – 2025. The approved assigned budget for snow removal is \$17,000.

**3. The Windsor Mews Board unanimously approved the followings for the 2023 budget:**

- a. \$9,000 for the Landscaping (account 54200) budget.
- b. \$3,000 for the Common area maintenance (account 54400).
- c. \$36,200 for trash removal (account 57000). The board will look for new trash removal service as the current trash removal company changed its trash pick up once a week.
- d. \$17,000 for snow removal (account 57100) (the Board agreed to closely watch the snow removal activities and provide us with a log)
- e. \$18,006 for Ground Maintenance (account 75250)

- To be able to keep the dues at \$309 per quarter for each homeowner, our reserve (68000) replacement is reduced by \$2,702. Therefore, the budgeted reserve is \$39,898. We anticipate an excess of \$11,522 to go to our reserve account in the end of 2022.

The Board unanimously approved Windsor Mews 2023 budget (approved attached budget table) for \$162,880.