

Windsor Mews HOA 2023 Annual Meeting

June 5, 2023, 7:00pm

The City of Fairfax Regional Library

Meeting Room A

10360 North Street, Fairfax, Virginia 22030

HOA Board Members Present: Shahin Bahadori, Kamran Zendehtdel, Will Hueske

Absent: Jennifer Anderson

Minutes

1. Call to Order

The meeting was called to order at 7:00 p.m. The present members of the Board introduced themselves.

2. Roll Call

There was a required quorum with 17 owners/residents represented - 5 present and 12 proxies.

3. Proof of Notice of Meeting

The notice of the meeting was mailed out to all members on May 3, 2023, and was verified.

4. Review and Approval of Previous Annual Meeting Minutes

The minutes from the previous annual meeting held on February 17, 2022, were reviewed and approved without modification.

5. Review of FY 2022 Financials

The 2022 budget and actuals were reviewed.

6. Reports of Officers and Committees of the Board

Shahin Bahadori (President of the HOA) gave a brief overview of the work that was accomplished during 2022 and the plans for 2023. Some of the work accomplished in 2022 included:

- Complied with all laws and regulations with no violations or penalties and filed state and federal taxes.
- Continued to engage homeowners and residents via use of a consistent HOA email mailbox and updates to the HOA website.
- Held Board meetings 5 times throughout the year and posted the minutes to the Windsor Mews website
- Performed covenants inspections and issued warnings, formal letters, hearings, and fines in accordance with the current dispute resolution policy.
- Performed a variety of tree trimming and other landscaping projected throughout the year.

- Entered new contract for waste management with Champion Services Inc., to return trash service to 2x per week (Tuesdays and Fridays) and recycling to 1x per week (Wednesdays).

7. Call for Nominations from the Floor

None.

8. Introduction of Candidates

None.

9. Appointment of Inspectors of Elections

None.

10. Election of Directors

There were no Board members up for reelection. There was 1 vacancy but no candidates.

11. Unfinished Business

There was no unfinished business.

12. New Business

None.

13. Open Forum

Topics covered in the open forum included:

- Irrigation of the front entrance flower beds. Project would be very expensive. CAS can bring water tanks to water occasionally. The board discussed the possibility of a solar-powered, rain barrel system. The issue was tabled for now.
- Adding standards for owners to install rooftop solar panels.
- Various bids received for Tot Lot improvement and equipment replacement. The board voted unanimously to accept the bid from VPS Recreation Inc. and execute the contract.
- Tennis court gate lock again broken/misaligned. The damage appears to result from the gate door hinges becoming loosened and the door becoming misaligned with the frame. The board agreed to again attempt repair itself, but if necessary, a locksmith will be hired.
- Board agreed to increase the frequency of covenants inspections.
- Replacement of aging street signage. The board decided to look into the cost and evaluate options at a later date.
- Approaches to greater enforcement of guest parking violations. Board agreed to request greater frequency of towing company inspections.
- Approaches to restricting resident dog relief on owners' private property. Board agreed to post reminder to pet owners on website.

14. Adjournment

The meeting adjourned at 8:45 PM.