

**Lexington Mews Association  
Board Meeting – Open Session  
October 15, 2020**

**Approved Minutes**

The meeting was called to order at 7:33 PM.

Present were Marie Meliksetian (Board Member/Vice-President/Treasurer), Doug Brown (Board Member/Secretary) and Marie Starnes (Board Member/Director). Absent was Cory Plock (Board Member/President).

Also, in attendance was Julie Aurrichio and Art Stueck of REI Property and Asset Management.

The meeting was held via teleconference.

**Homeowners Open Forum:**

Unit 2508 requested assistance on what to do as he has switched banks. REI to have the Accounts Receivable Department contact him to assist.

**Ratification of the minutes:**

Marie M. made a motion to accept the Open Session Minutes from the September 17, 2020 Open Session meeting. Doug B. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

**Warning Letters:**

All warning letters were reviewed.

**REI's report on follow-ups from the last board meeting:**

It was noted the proposals from the HVAC vendors regarding recommendations for the water closets heating system and alarms will be tabled until next year.

REI to follow up with the Marketritaville (Speedi Sign) and the installation of the new entranceway sign.

REI to follow up with DBO on the painting and white washing the bricks at the entranceway.

REI to follow up on obtaining gutter cleaning quotes for the fall.

REI to follow up with Falcon group on the revised price for walkways.

REI to follow up with the owners who have expiring leases and confirm if a letter was sent to Unit 2906.

A separate meeting will be scheduled to discuss the 2021 budget.

REI to arrange for pool closing and winterization and have heaters in water closets turned on.

REI to follow up on audit to confirm all units who processed a 2020 resale were charged a Capital Contribution. REI to update the board when audit is completed.

REI to see if Unit 3104 requested a resale.

REI to obtain proposals for grub treatment in the spring of 2021.

Board to handle the CD expiring at the end of November.

Board will obtain information from local banks on loans once an amount is determined. At that time REI to contact MIT.

### **Financials:**

The September 30, 2020 financials were reviewed. There were no action items.

### **Work Orders:**

There were no actions items.

### **New Business:**

REI to inquire if the trash vendor will reimburse the association for the cost they incurred for the additional hours for a contractor to monitor the roll-off dumpster.

It was noted that no comments or questions were received in regard to the proposed rule on flags. Marie S. made a motion to approve the proposed rule. Doug B. seconded the motion. All present voted in favor of the motion. REI to send notification of the approved rule change to all owners.

It was noted that Michael C. resigned from the Board of Directors. Marie M. made a motion to appoint Marie S. to fill the vacant seat. Doug B. seconded the motion. All voted in favor of the motion. REI to update association and state records.

### **Proposals:**

Marie S. made a motion to approve the REI proposal of \$2,845.00 to repair the foundation crack at Unit 1701. Doug B. seconded the motion. All present voted in favor of the motion. REI to have the work completed.

Marie S. made a motion to approve the REI proposal of \$2,659.00 to complete interior repairs from the foundation crack at Unit 1701. Doug B. seconded the motion. All present voted in favor of the motion. REI to have the work completed.

Doug B. made a motion to approve the American Bio-Tech Wildlife Services proposal of \$97.50 per visit with a total of 4-6 treatments over the course of 2-3 weeks. Marie M. seconded the motion. All present voted in favor of the motion. Doug B. to report if any further action is needed.

Doug B. made a motion to approve the REI proposal of \$2,488.90 to address potential trip hazards in the walkways near units 1604, 1701, 1901, and 1907. All present voted in favor of the motion. REI to have the work completed.

Marie S. made a motion to approve the DBO Company proposal of \$1,220.00 to whitewash the brick at the front entrance and paint the black metal railing. Doug B. seconded the motion. All present voted in favor of the motion. REI to follow up with DBO on having this work completed.

It was noted the Bartlett Tree proposal in the amount of \$13,170.38 for various tree work/pruning was approved via email on 10/12/20. REI to obtain a schedule date and notify all residents.

### **Fines/Pass throughs:**

None at this time.

### **Homeowner forum:**

There were no action items as a result of the homeowner forum.

Doug B. made a motion to adjourn the meeting at 8:42 PM. Marie S. seconded the motion. All present voted in favor of the motion.