

**Lexington Mews Association
Board Meeting – Open Session
January 21, 2021**

Approved Minutes

The meeting was held via teleconference and called to order at 7:35 PM.

Present were Cory Plock (Board Member/President), Doug Brown (Board Member/Secretary), Emmett Covello (Board Member) and Jay Sarath (Board Member). Absent was Marie Meliksetian (Board Member/Vice-President/Treasurer).

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

New Business:

Cory P. made a motion to appoint Emmett Covello and Jay Sarath to the Board of Directors. Doug B. seconded the motion. Cory P. and Doug B. voted in favor of the motion. It was noted that Marie M. sent an email, prior to the meeting, in favor of the motion.

Homeowner forum:

There were no homeowner requests to speak.

Ratification of the minutes:

Emmett C. made a motion to accept the Open Session Minutes from the November 19, 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.

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

REI to set up a time for the board to meet with the Falcon Group regarding the paving project.

When an amount is determined for the paving project, the Board may obtain proposals from local banks on loans and have REI contact CIT.

When an amount is determined, REI will follow up with Lexington Court regarding what they will need to pay for their share of the paving project for the main road.

REI to follow up with the units who have not complied with the plumbing inspections.

REI to follow up with Unit 2003 regarding submitting the modification request form to install a security camera. Are they allowing the camera – where it is?

REI to follow up with Unit 1905 regarding submitting the modification request form to install an American flag.

REI to begin preparation of a spring newsletter. Refuse reminders and effected pickup days due to holidays will be included.

It was noted officer elections will be done at the February meeting. REI will then handle the annual city filing and update the state with regard to the board/officer positions.

Warning Letters:

All warning letters were reviewed. There were no action items.

Financials:

The December 31, 2020 financials were reviewed. There were no action items.

Resale Log:

REI to note the association rule on the log that specifies no unit may be leased for the first 2 years after purchased.

Work Orders:

REI to follow up on all old, open work orders.

REI to review the work order history on Unit 1602.

REI to follow up with the contractor and confirm why the gutter was clogged at Unit 3306.

New Business:

REI to create a reserve transfer board approval form.

REI to obtain proposals for dryer vent cleanings. This program is done every two years. All units will be charged for the cleaning and the vendor will bill the association. If replacement parts are needed on the exterior of the unit, the association will incur those costs. If replacement parts are needed on the inside of the unit, the Unit Owner will be responsible for the charge.

It was noted that not all owners have received their coupon booklets. A notice will be sent to all owners with copies of the letters that were sent with the coupons. The notice will explain to that owners can set up autopay online and that a coupon is not needed for that. Owners will be advised to notify REI if they did not receive a coupon booklet and need one reordered for them. A statement can be sent to any owner who has not paid the January fee or needs to send a check for their February payment.

Proposals:

Jay S. made a motion to approve the Richies Roofing quote of \$12,900 to replace the roof at Units 2304-2305. Emmett C. seconded the motion. All present voted in favor of the motion.

Doug B. made a motion to approve the George Follini quote of \$3,200 to process the associations audit and tax returns. Emmett C. seconded the motion. All present voted in favor of the motion.

Fines/Passthroughs:

Doug B. made a motion to post the passthrough charge of \$88.88 to Units 1104, 1607 and 2303 for the cost to paint their garage doors in October 2019. The association has agreed to pay the painter directly for these units. Emmet C. seconded the motion. All present voted in favor of the motion.

Homeowner forum:

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

Emmett C. made a motion to adjourn the meeting at 9:00 PM. Jay S. seconded the motion. All present voted in favor of the motion.