



**Lexington Mews Association Inc.
Board of Directors Meeting Minutes
September 20, 2017
Unit 2105**

- I. Call to order: 8:39 pm
 - a. Roll call.
 - i. In attendance
 - 1. Cory Plock
 - 2. Gary Pasquarello
 - 3. Marie Starnes (absent)
 - 4. Marie Meliksetian
 - 5. Douglas Brown
 - 6. Mike Famiglietti; CM Property Management
 - b. Proof of notice – Posted September 6, 2017
- II. Reading and approval of minutes August 16, 2017
 - a. Motion to waive the reading of the minutes and approve minutes from August 16, 2017
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- III. Open session for Unit Owners, 15 minutes.
 - a. None
- IV. Reports of Officers, Boards and Standing Committees
 - a. Financial report – August 31, 2017
 - i. Financial Report for the period ending August 31, 2017: Total Assets for the Association were \$810,710.97. Total expenses were \$128,225.31; which is \$83,111.03 over budget. Following payments made to Capital Reserves, \$88,392.00 and Special Projects Reserves, \$15,204.00. Accounts Receivable balance was \$58,439.55 at the end of August 2017. Capital reserve accounts must be funded every month in full. CM Property will notify Association if operating accounts are underfunded.
 - ii. Motion to approve financial report
Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.
 - b. CM Property action item report.
 - i. Open items addressed.
- V. Reports of Special Committees: NONE
- VI. Special Orders:
 - a. Motion to approve financial transactions.

- i. \$ 160.90 (Compensation to M. Burdick for AMX gift card)

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE financial transactions.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. No discussion items
- b. Motion to pre-approve revised Rules & Regulations.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion until the following meeting.
- c. Motion to approve pool fencing and access control system.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion until the following meeting.
- d. Motion to approve snow plow contract.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- e. Motion to propose rule permitting exterior cameras on units.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion, subject to a modification permitting up to 2 cameras.

VIII. New Business

- a. Motion to approve gutter cleaning.
Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion, subject to a limit of \$6,500.
- b. Motion to approve 2018 budget.
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion until the following meeting.

IX. Open Session of Unit Owners

None

X. Motions from the floor

XI. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 10:24pm

Next Meeting Date: October 18 at unit 2207