

# LEXINGTON MEADOWS BOARD OF DIRECTORS MEETING

## Minutes

April 26, 2016

**Call to Order:** Meeting was called to order at 6:30 pm by President Mary Grant. Board members Patti Keller, Mike Ryan, and Linda Barber were present. Towne was represented by Jim Slohm. See **Attachment 1** for a list of resident guests.

Mary Grant welcomed the audience and invited resident guests to speak up during the Open Forum session and reminded guests that there was to be no interaction between the guests and the Board during the "Closed Session."

### **Open Forum for Residents:**

- 6660-4 resident Sally Heckerman asked if we could let people know about events at the Clubhouse
- Harold Lacy, 6630-3 Wareham, asked why our fees are going up so much compared to other associations, such as Thomas Paine. Jim Slohm noted that Harold was not doing an apples-to-apples comparison of monthly expenses.
- New resident Garry Francis, 6611-? Brigham, complained about the lack of information provided to new residents. Jim Slohm noted that the previous owner should have passed on many documents to the Francis's. Mary Grant noted the need for a Welcome Committee.
- 1795 Yardley resident Loretta Newman complained about the lack of landscaping and some concrete problems.
- Susan Stroud, 1790 Yardley, noted that American Pride had not put down mulch around her home.
- Craig Volpini, 6591-7 Brigham, asked for permission to pressure-wash and stain his deck. The Board told Craig that he could wash his deck anytime but the Association would re-stain the deck according to the usual schedule.
- 6605 Hedington resident Mary DiNofa suggested that the Hedington tree selection committee consider male ginkos to replace the Aristocrat pear trees. Mary also had questions about the cost to print the revised *Rules and Regulations*.
- LeAnne Bell, 6680-7 Wareham, asked the Board to do something about a fish tank on her neighbor's patio; she also had issues with the landscaping.

**Review & Approve March Minutes and Motions Log:** The Board unanimously approved the minutes from the March 29<sup>th</sup> Board meeting and the minutes to the April 18<sup>th</sup> Out-of-Cycle Board meeting. The Board also unanimously approved the Motions Log. Jim Slohm will send out copies of the approved minutes to residents using the OneCall system.

### **Committee Reports and Newsletter Editor Report**

#### **SOCIAL COMMITTEE**

Social Committee Chairperson June Shaffer provided a report in writing on recent and upcoming Social events and submitted the following Social events schedule for upcoming months:

#### **May:**

- Every Tuesday Morning @9:00 A.M., we will play Cards/Dominoes, in the Clubhouse.

- The First Wednesday, May 4, 2016, @6:00 P.M., we will play Texas Hold'em, in The Clubhouse.
- The Second Wednesday, May 11, 2016, @9:00A.M., we will meet at The Cracker Barrel Restaurant on Wilmington Pike for the Breakfast Club.
- Every Thursday Morning @9:00 A.M., we will meet for Coffee Club, in The Clubhouse.

### **June:**

- Every Tuesday @9:00 A.M., we will play Cards/Dominoes, in The Clubhouse.
- The First Wednesday, June 1, 2016, @ 6:00 P.M., we will play Texas Hold' em, in the Clubhouse.
- The Second Wednesday, June 8, 2016, @9:00 A.M., we will meet at the Cracker Barrel Restaurant on Wilmington Pike for the Breakfast Club.

On Saturday, **June 11, 2016 @ 2:00 P.M.**, we will have a "Community Picnic" in The Clubhouse. The social Committee will provide Chicken from KFC, coffee, soft drinks, and utensils and plates. Each guest attending, please bring your favorite dish to share. Come join in the fun with your neighbors!!

### ***NEWSLETTER and WEB SITE***

The next newsletter is scheduled to be published in late May. Send inputs to Linda Barber by May 15<sup>th</sup> at: [lbar.yardley1720@gmail.com](mailto:lbar.yardley1720@gmail.com)

Mike Ryan reported that he is working with independent web site developer Kelly Nation on the prototype of a new web site. The web site may replace the web site hosted by Towne but that decision has not been made.

### ***CLUBHOUSE, POOL, and MULTI-UNIT HALLWAYS***

No Clubhouse report tonight.

Residents can make Clubhouse reservations by calling Clubhouse Rental Coordinator Cindy Cope at **396-1863**.

### ***TREASURER'S REPORT***

Treasurer Patti Keller provided an overview of our Finances. She noted that we currently have a total Reserve Fund balance of \$259,7330. Expenses in March totaled \$50,082.

### ***Delinquency Report***

There are currently 12 seriously-delinquent accounts. Total amount in arrears is approximately **\$20,925**. The Board voted 4-0 to approve a motion to begin foreclosure on one property.

Board voted 4-0 on a motion to approve the following: Effective immediately, any owner delinquent over 45 days for any payment will lose all Clubhouse and Pool privileges. (**MID-20160426-1**)

### ***Work Order Summary***

The Board reviewed the Work Order Summary and all outstanding issues have been resolved.

## **Landscape and Architectural Improvement Applications**

The Board reviewed several Architectural and Landscape Improvement Applications, as follows:

### **ARCHITECTURAL IMPROVEMENT APPLICATIONS**

- **1720 Yardley** – Board voted 4-0 on a motion to approve an application to install 1) a wireless garage door keypad and 2) a lockbox on the front porch pillar (**MID-20160426-2**)
- **6650-1 Wareham** – Board passed a motion by a 4-0 vote to permit a  $\frac{3}{4}$  inch hole to be drilled in the siding to accommodate a cable TV line. (**MID-20160426-3**)

### **LANDSCAPE IMPROVEMENT APPLICATIONS**

- **1720 Yardley** – Board voted 4-0 on a motion to approve owner-paid installation of hostas in the front island. (**MID-20160426-4**)
- **1726 Yardley** – Board disapproved an application requesting Association-paid bush removal and replacement. Application will be added to the Landscape wish list.

## **Landscape and Grounds**

Removal of all Aristocrat pear trees on Hedington has been completed. New trees will be selected over the next few months with installation scheduled for this Fall.

ATAC will complete repairs on the east pond fountain.

Resident of 6640 Wareham had all of her perennials removed by American Pride and she is not a happy camper. Towne will speak with American Pride.

## **Rules and Regulations**

The Board has received comments from Kaman and Cusimano regarding the draft **Rules and Regulations**. The Board will meet on April 30<sup>th</sup> to complete the final draft. The goal is to have the approved final draft ready to go to the printer before beginning distribution at the annual meeting on May 10<sup>th</sup>.

## **Manager's Report**

No issues. See **Attachment 2** for the Manager's Report. Jim Slohm provided responses to Linda Barber's "Board & Property Manager Open Item" list.

## **Old Business:**

- **Pool Rock Waterfall:** Board received a bid of \$4,900 from EOC to repair the pool rock waterfall. Other major pool repairs are underway. Completion date has slipped due to weather.
- **Time Warner digital switch:** Board discussed deadline for Time Warner Cable digital switchover. Digital Adapters have been ordered for all 3 TVs in the Clubhouse.

**New Business:**

- **Termite Control:** Board asked for another quote for termite control at 6624 Wareham.
- **Gutter Cleanout:** Board waiting for quotes to clean out gutters.
- **Fire Alarm Equipment:** Board tabled discussion regarding servicing fire alarm equipment in 2 Brigham buildings. Jim Slohm will follow up.
- **Estate Sale:** Board passed a motion by a 3-1 vote to approve an estate sale on May 7<sup>th</sup>. (MID-20160426-5)

**Reminder – Annual Meeting:**

The Annual Homeowners Association meeting will be held at the Far Hills Church, 5800 Clyo Rd, May 10, 2016 @ 7pm. Formal notice and proxy ballots were mailed to all owners in early April. Board members will meet with Kaman rep at 3 pm prior to the meeting at Towne to discuss the agenda.

**Adjourn Meeting:** Meeting was adjourned at 9:40 pm.

**NEXT BOARD MEETING: May 31, 2016 @ 6:30 pm**



MICHAEL F. RYAN

SECRETARY, LEXINGTON MEADOWS CONDO ASSOCIATION

5/07/2016

DATE