

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
April 19, 2021

Board Members: Teri Bond, Charlie Cooper, Ross Ethier, Bill Johnson, Bill Reed
Others Present: Scott Carter

I. Call to Order

Charlie Cooper called the meeting to order at 7:02 p.m.

II. Approval of Minutes

MOTION: Ross Ethier moved to approve the March 15, 2021 minutes. Teri Bond seconded the motion.

ACTION: Passed

III. Financial Matters

The financial report was reviewed.

IV. Maintenance & Landscaping

A. Maintenance

The post lights will be inspected and repaired as needed.

B. Landscaping

Teri Bond presented the landscaping report noting that the Entrance Garden has been completed.

V. Old Business

A. Lighting and Security (Pending)

B. Board Members & Terms

Bill Reed	Term expires 2021
Ross Ethier	Term expires 2021
Charlie Cooper	Term expires 2022
Teri Bond	Term expires 2023
Bill Johnson	Term expires 2023

C. Annual Meeting for 2021

MOTION: Bill Reed moved to change the meeting location from ZOOM to an in-person meeting to be held on the Westchester Square Lawn on Sunday, May 16, 2021 with a community gathering to start at 5:30 p.m. and the Annual Meeting to start at 6:00 p.m. If the meeting is rained out, the Annual Meeting will be held the following day on Monday, May 17, 2021 at 6:00 p.m. on the Westchester Square Lawn.

Ross Ethier seconded the motion.

ACTION: Passed

MOTION: Charlie Cooper moved that the Board of Directors, acting as the Nominating Committee, nominates Ross Ethier and Bill Reed as candidates for the Board of Directors. Teri Bond seconded the motion.

ACTION: Passed

VI. New Business

A. Homeless People

Some homeless people have been found in the bushes behind unit 1. The Board will address this with the Ansley Park Security Patrol and the Atlanta Police Department. "No Trespassing" will be posted to help the police with enforcement.

B. Maintenance of Unit Owner Improvements

The Board reviewed the Declaration, Section 11(f): *As a condition of approval for a requested architectural change, modification, addition, or alteration, an Owner, on behalf of himself or herself and his or hers successors-in-interest, shall assume all responsibilities for maintenance, repair...*

Based on this section of Declaration, owners will be reminded that the maintenance of the exterior of a unit that is considered an “*architectural change, modification, addition, or alteration*” will be the financial obligation of that unit owner.

VII. Executive Session

VIII. Adjournment

MOTION: Bill Reed moved to adjourn the meeting at 8:47 p.m. Ross Ethier seconded the motion.

ACTION: Passed