

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
January 17, 2023

Board Members: Charlie Cooper (Pres), Sandi Majors (Sec), Ross Ethier (Trea), Teri Bond, Bill Johnson
Others Present: Scott Carter

I. Call to Order

Charlie Cooper called the meeting to order at 7:06 p.m.

II. Approval of Minutes

MOTION: Bill Johnson moved to approve the October 10, 2022 minutes. Sandi Majors seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

The expenses for 2022 were within \$1,400 of the annual budget.

B. Reserve Funds Placement

MOTION: Ross \$125,000 into Morgan Stanley subject to clarification on fees. Bill Johnson seconded.

ACTION: Passed

IV. Maintenance & Landscaping

A. Maintenance

Gary Jones will be asked for the cost of inspecting the condition of the shutters and metal fasteners to the brick. This needs to be done as a preventative measure to prevent the shutters from falling.

B. Landscaping

1. Common Lawn Area

Marsha recommended artificial turf. Additional research will be done on the cost.

V. Old Business

There was no Old Business.

VI. New Business

A. Community Notices

1. Recommend that owners have their fireplaces inspected by a chimney sweep. The inspector should check to see if there is any damaged lining and loose bricks. Unit 23 recently found it necessary to install a new steel lined flue in their main fireplace.
2. Remind owners to pick up after their dogs

VII. Executive Session

VIII. Adjournment

MOTION: Ross Ethier moved to adjourn the meeting. Bill Johnson seconded the motion.

ACTION: Passed