

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
March 7, 2022

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

I. Call to Order

The meeting was called to order at 7:04 p.m.

II. Approval of Minutes

MOTION: Ross Ethier moved to approve the November 8, 2021 minutes. Minutes of future meetings will be emailed to the Board and will be deemed to be approved if no corrections are made after 7 days. Sandi Majors seconded the motion.

ACTION: Passed

III. Financial Matters

The financial report was reviewed.

IV. Maintenance & Landscaping

A. Maintenance

B. Landscaping

1. Settlement with Lafayette

The Board approved of a payment of \$6,859 as settlement with Lafayette for landscaping damages. The agreement is outlined in the attached email.

2. Landscape Screening Project

MOTION: Teri Bond moved to approve the Gardens To Love bid of \$17,700 for landscape screening plus approximately \$1,500 for additional irrigation. The motion is subject to: (1) reducing the number of Chindo Viburnum trees to be used for screening to reduce the cost; (2) applying the budget for Garden Committee (\$5,000) and the budget for Landscape Improvements (\$3,000) to this project; (3) applying the \$6,859 settlement payment from Lafayette to this project. Bill Johnson seconded the motion.

ACTION: Passed

V. Old Business

A. Lighting (Bill Johnson)

The exterior lighting upgrades have been installed. The perimeter ground lights still need to be adjusted.

B. Security Concerns (Darren Rhinehart, Ross Ethier)

Pending

C. Garage Doors

The Overhead Door bids have been updated. Additional bids will be obtained. Various options will be considered including the louver design.

VI. New Business

A. Annual Meeting

- | | | |
|----|----------------|---|
| 1. | Date & Time | Sunday, May 15 th at 5:00 p.m. |
| 2. | Location: | Lawn |
| | Rain Out Date: | Monday, May 16 th at 5:00 p.m. |

B. Board Terms

Charlie Cooper term expires 2022

Teri Bond	term expires 2023
Bill Johnson	term expires 2023
Ross Ethier	term expires 2024
Sandy Majors	term expires 2024

MOTION: Sandi Majors moved that the Board of Directors, acting as the Nominating Committee, nominates Charlie Cooper as candidate for the Board of Directors at the 2022 Annual Meeting. Teri Bond seconded the motion.

ACTION: Passed (Charlie Cooper abstained)

C. FYI - 2021 Fannie Mae Condominium Questionnaire – New Questions

1. When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?
2. Does the project have a funding plan for its deferred maintenance?
3. Has there been a reserve study in last 3 years? (July 2018)
4. What is the current reserve account balance?

VII. Executive Session

VIII. Adjournment

MOTION: Ross Ethier moved to adjourn the meeting at 8:59 p.m. Bill Johnson seconded the motion.

ACTION: Passed