

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
April 3, 2023

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

I. Call to Order

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

II. Board Appointment

In accordance with the Bylaws, the Board of Directors appointed Judy Hamilton to fill an open position on the Board. This was approved by a unanimous email vote of the Board of Directors and announced to the community on February 27, 2023. It is placed in these minutes to memorialize the appointment.

III. Approval of Minutes

MOTION: Ross Ethier moved to approve the January 17, 2023 minutes. Teri Bond seconded the motion.

ACTION: Passed

IV. Financial Matters

A. Financial Review

The financial report was reviewed.

B. Reserve Study

The reserve study will be updated.

V. Maintenance & Landscaping

A. Maintenance

1. The sewer line will be inspected for preventative maintenance purposes.
2. Gary Jones will be doing a preventive maintenance inspection of the shutters.

B. Landscaping

Teri Bond provided the landscaping report.

C. Common Area

Because of the failure of both grass and moss to grow and be sustained in the common area, both Marcia Webber with Gardens to Love and Chris Hastings with ArborMedics have recommended the installation of synthetic grass in the common area.

MOTION: Ross Ethier moved that the board endorses the concept of improving the appearance value and usability of the common area; and further endorses the use of synthetic grass as the preferred way to achieve that goal. Teri Bond seconded the motion.

ACTION: Passed unanimously

VI. Old Business

VII. New Business

A. Annual Meeting

Tuesday, May 2nd at 6:00 p.m. on the common area lawn. In case of rain, the backup location will be in Unit 6.

B. Existing Board

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

Judy Hamilton term expires 2024
Charlie Cooper term expires 2025

MOTION: Charlie Cooper moved that the board acting as the nominating committee places into nomination Teri Bond and Bill Johnson term. Ross Ethier seconded motion.
ACTION: Passed

VIII. Executive Session

IX. Adjournment

The meeting adjourned at 8:29 pm