

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
September 24, 2020

Board Members: Elkin Alston (absent), Charlie Cooper, Ross Ethier (Treasurer), Ron Majors (President), Wayne Vason (Vice President)
Others Present: Scott Carter

I. Call to Order

The meeting was called to order at 8:03 p.m.

II. Approval of Minutes

MOTION: Ross Ethier moved to approve the March 24, 2020 minutes. Wayne Vason seconded the motion.

ACTION: Passed

III. Financial Matters

The financial report was reviewed.

IV. Maintenance & Landscaping

A. Sloped Roof

1. Installation Review

The cost and quality of work was reviewed.

2. Flat Roof Painting

MOTION: Charlie Cooper moved to proceed with painting the flat roofing material that is visible from the ground. The color should match the building brick as close as possible. Ross Ethier seconded the motion.

ACTION: Passed

B. Painting Review

The painting project has been completed except for some areas near the roof line. Dr. Roof will complete these areas.

C. Landscaping / Irrigation Report

1. The Board reviewed Teri Bond's landscaping report and recommendations.
2. A tree inspection will be arranged with Chris Hastings and Teri Bond.

V. Old Business

A. Garbage Collection Review

MOTION: Charlie Cooper moved to increase the monthly trash service fee to \$550. Wayne Vason seconded the motion.

ACTION: Passed

VI. New Business

A. Annual Meeting

There will be a joint Annual & Budget Meeting.

1. Date (21-day notice required)

The Annual Meeting will be held on Monday, Nov 9th. The notice will be mailed October 16th.

2. In Person or Virtual

MOTION: Charlie Cooper moved to hold the Annual Meeting via ZOOM. Ron Majors seconded the motion.

ACTION: Passed

3. Existing Members and Terms

| | |
|---------------|-------------------|
| Ron Majors | term expires 2020 |
| Wayne Vason | term expires 2020 |
| Elkin Alston* | term expires 2021 |

Ross Ethier term expires 2021
Charlie Cooper term expires 2022

4. Nominees

MOTION: Charlie Cooper moved to have the Board nominate Bill Johnson and Teri Bond to fill the open positions on the Board. Ross Ethier seconded the motion.

ACTION: Passed

B. 2021 Budget & Budget Meeting (7-day notice required)

The Board will adopt the 2021 budget in October.

VII. Executive Session

See Executive Session minutes

VIII. Adjournment (October 19, 2020 next meeting)