

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
January 16, 2020

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

I. Call to Order

Ron Majors called the meeting to order at 7:03 p.m.

II. Approval of Minutes

MOTION: Wayne Vason moved to approve the December 9, 2019 Budget Meeting minutes and the November 19, 2019 Board Meeting minutes. Ross Ethier seconded the motion.

ACTION: Passed

III. Financial Matters

The financial report was reviewed.

IV. Maintenance & Landscaping

A. Roof Contract

Ron Majors will be in contact with George Nowack to write the roofing contract.

B. Landscaping Report

1. Rose Garden improvements to be funded by owners.

2. The oak tree planted by unit 7 will be relocated.

3. MOTION: Charlie Cooper moved to plant 3 shrubs by units 22 & 23 for the cost of \$185. The motion was seconded.

ACTION: Passed

4. The irrigation system will be upgraded and extended.

5. ArborMedics will inspect the community trees in April.

V. Old Business

A. Garbage Collection

1. Round and Round Recycling

Round and Round Recycling (Michael Wall) has made a proposal for \$450 per month that includes 23 95-gallon trash containers and 23 35-gallon recycling containers. Michael Wall will be invited to the next Board Meeting.

2. Waste Management

The Waste Management agreement term ended on November 19, 2019 and extends monthly and requires a 90-day termination.

C. Unit 7 – Balcony Door Replacement

The owners approved the replacement of the balcony doors.

D. Common Area Lighting & Security Concerns

Bill Johnson will perform a lighting study of the common areas.

VI. New Business

A. Unit 17 Architectural Request

The Board has received an architectural request seeking the approval of the currently installed Courtyard Steel Doors. A ballot will be sent to the homeowners.

VII. Executive Session

See Executive Session Minutes.

VIII. Adjournment (next meeting Tuesday, February 25, 2020 at unit 18)

The meeting adjourned at 9:25 p.m.