

**WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**April 20, 2017**

Board Members: Merrily Dickinson, Ross Ethier, Ron Majors, Anne Balfour, Wayne Vason  
Others Present: Scott Carter, Judy Higgins, Elizabeth & Charlie Cooper, Tom Charlesworth

**I. Call to Order**

Merrily Dickinson called the meeting to order at 7:00 p.m.

**II. Homeowner Concerns**

**1. Elizabeth Cooper**

Elizabeth Cooper presented tentative plans for new rear doors and Juliette balconies on the 2<sup>nd</sup> floor of the unit.

**2. Judy Higgins**

Judy Higgins presented some concerns regarding the potential amendment to the Declaration.

**3. Tom Charlesworth**

Tom Charlesworth discussed his personal efforts to obtain a voting agreement among owners. This is a private agreement among owners who want sign it and would not be associated with the condominium association.

**III. Approval of Minutes**

MOTION: Ross Ethier moved to approve the minutes of February 16, 2017. Ron Majors seconded the motion.

ACTION: Passed

**IV. Financial Matters**

**A. Financial Statements**

The financial report was reviewed.

**V. Maintenance**

**A. Small Projects List**

The list was reviewed.

**B. Parking Lot Project (Merrily Dickinson, Casey Corning, John Dickinson)**

Chau Wall & Associates has completed the preliminary drawings subject to review.

**VI. Old Business**

**A. Driveway Hedge**

The new hedge has been planted by the adjacent property owner.

**B. Wall Between Units 13 & 14**

The wall has been completed.

**VII. New Business**

**A. Annual Meeting**

The Annual Meeting is scheduled for Tuesday, May 2<sup>nd</sup>. A barbeque dinner will follow.

**B. Sidewalk Repairs along 15<sup>th</sup> Street & Lafayette Drive**

MOTION: Wayne Vason moved to approve a \$3,700 expenditure for sidewalk repairs plus the entrance driveway apron area. Ron Majors seconded the motion.

ACTION: Passed

**C. Unit 16 Balcony Repair**

MOTION: Ross Ethier moved approve the proposal from Rapp Welding for \$1,877.50. Ann Balfour seconded the motion.

ACTION: Passed

Rapp Welding will also be directed to repair the gates behind units 7 & 8.

**VIII. Next Meeting – Thursday, May 18, 2017 at 7:00 p.m.**

**IX. Executive Session**

See Executive Session minutes.

**X. Adjournment**

The meeting adjourned at 8:54 p.m.