

# **Lakes of Westchester Board of Directors Meeting**

## **Meeting Minutes**

October 3, 2022

### **I. Call to order**

#### **A. Meeting was properly posted**

A sign was posted at the neighborhood entrance notifying the community of the meeting date, time, & location. The *Hotwire* community page (viewable on residents' televisions) also provides the dates, time, & location of LOW Board Meetings.

#### **B. Verify Quorum**

Fred Perry called to order the regular meeting of the Lakes of Westchester Board of Directors at 7:34 pm on October 3, 2022 at the LOW Clubhouse (6799 Camille Street), the meeting was also made available via *zoom*. The following Directors participated: Fred Perry – President; David Schonbrun – Vice President; Sondra Baer – Director (attended by *zoom*); Art Forster – Treasurer; Jeffrey Fetzko – Secretary; and Jeanne Schumacher (Community Association Manager). Quorum was established. Directors absent: None.

#### **C. Disposal of minutes from last meeting**

Jeff Fetzko read the minutes from the August 1, 2022 meeting. Art Forster motioned, and Fred Perry seconded to accept the minutes as presented; the motion carried unanimously.

#### **D. Treasurer's Report**

Art Forster presented the Treasurer's Report. As of 8/31/2022 the Total reserves are \$226,604.80. Total operating accounts are \$378,580.54. Total funds are \$605,185.34. Twelve units are in arrears; Total arrears are \$13,919.50. Fred Perry motioned, and Jeff Fetzko seconded to accept the Treasurer's report as presented, the motion carried unanimously.

### **II. Old Business**

Floor in the Card Room was replaced

### **III. New Business**

Removal of dead plants along Piper's Glen Blvd: Discussed options once dead plants are removed (replace plants or not, sod or not, mulch or nothing). Topic deferred until the disposition of the two leaning trees is determined.

Difficulties with pets in community: residents may contact Animal Control to report concerns.

Budget for 2023: Lew Greenberg presented overview of proposed 2023 budget. Fred Perry motioned, and Art Forster seconded to accept the Finance Committee recommendation for the budget which will be presented at the Budget Meeting; the motion carried unanimously.

Fred Perry formally resigned as Director, today will be his last day.

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### **IV. Open Discussion for Any Board Member**

No items for discussion.

### **V. Committee Reports**

#### **A. Architectural**

Ruth recommended including a link to website where home owners can see current rules (including any changes) in the upcoming annual notice flyer.

#### **B. Bid**

Bid for removal of dead plants along Piper's Glen Blvd. is on hold until the disposition of the two leaning trees is determined.

#### **C. Clubhouse**

Sandy indicated that there will be a LOW Meet & Greet and Open Clubhouse on Saturday (10/08/22) from 9am until 11am.

Sandy indicated the committee will seek three bids for the painting of the card room.

#### **D. COBWRA**

No report.

#### **E. Family Play Area**

No report.

#### **F. Finance**

Lew presented proposed budget (see new business).

#### **G. Lakes Event Club**

Fred recommended dissolution of the club and reverting back to just the Clubhouse Committee for events.

#### **H. Landscaping**

Jane indicated it was time to move forward with plans for spring planting. Art Forster motioned, and Sondra Baer seconded to order plants for spring planting; the motion carried unanimously.

#### **I. Legal**

No report.

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### **J. LOW Interviews**

No report.

### **K. Maintenance**

No report.

### **L. Master Association**

Jane Newmark gave details on new units to be developed near the golf country club.

### **M. Pool**

Showerhead has been replaced. Pool heater to be repaired.

### **N. Tennis**

Gate is still misaligned; it will not be repaired as there is no need for the gate to lock.

### **O. Violations/Fining**

No report.

## **VI. Adjournment**

Art Forster motioned, and Jeff Fetzko seconded to adjourn the meeting at 9:02 p.m. The motion carried unanimously.

Minutes submitted by: Jeff Fetzko