

Westborough Village Condominium Trust

Date: 26 March 2025

Board of Trustees: Mehul Patel, Venugopala Dodda, Chetan Sharma, Kenya Santos, Nikhil Thakoor

Brigs LLC: Michael Grover

DISCUSSION	ACTION/DECISION
Meeting Minutes	<p>Agenda Items and Discussion</p> <p>Budget Status Update</p> <ul style="list-style-type: none">• The HOA property budget is currently \$14,000 over the projected amount through February 2025.• The board will review expense categories and identify potential cost-saving measures. <p>Electricity Bill Overages</p> <ul style="list-style-type: none">• The electricity expenses have exceeded the budgeted allocation.• The board will investigate the reasons for the overage and explore strategies to manage future electricity costs more effectively. <p>Bike Cleanup Request</p> <ul style="list-style-type: none">• A request was made for a bike cleanup initiative, like the one conducted last year.• The board will determine the feasibility and timing of this effort. <p>Clubhouse Pool Table Area Maintenance</p> <ul style="list-style-type: none">• Brigs will send out an updated email informing residents that the Clubhouse pool table area will be unavailable and locked until maintenance and re-felting of the pool table are completed.• This section of the Clubhouse requires repairs to prevent accidents.• In the interim, only individuals renting the Clubhouse will be given access to the pool table area.• Moving forward, the Board of Trustees (BOT) will evaluate options for making the pool table area accessible to other residents, such as implementing FOB or digital lock access. <p>Clubhouse Rental Fee and Guest Monitoring</p> <ul style="list-style-type: none">• A resident requested an increase in the Clubhouse rental fee, as the current rate appears to be low.• The board will review the pricing structure and consider adjusting the fee.• Additionally, the board discussed the need to track instances where the Clubhouse is rented out but used by non-resident guests.• It was clarified that non-resident guests are not allowed to use the Clubhouse unless the resident who booked the facility is also present and part of the party or celebration. <p>The next meeting will be on April 23, 2025.</p>
Financial Statements	N/A
Accounts Receivable	N/A
Old Business	N/A

Owners Session

- **11 Corning Fairbanks Way:**
 - The outside of the houses facing the adjacent community was never power washed as that community was under construction. Is there any plan to power wash? Mike to follow up, discuss with board and provide an answer.
 - Rosado had removed/destroyed some ornamental bushes while performing tree work, will they be replanting those? They also damaged 3 screens that need to be replaced. Mike to follow up with Rosado.
- **2114 Simeon Howard Way:**
 - Some Garden Style Buildings have gas grills on lower level. Is it allowed?
 - Some people park on the roads for hours, that needs to be addressed appropriately.
 - BRIGGS advised it will send communication regarding grills and parking.

Next Meeting 23rd April 2025