

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: March 28, 2018

STATUS OF THESE MINUTES: FINAL (as of 4/25/18)

1. ATTENDANCE:

Directors in Attendance: Fitzgerald, Hoffman, Tracy, Lattimer, Webber, Palladino, Raupach, Bocuzzi, and Brand.

Directors Absent: Cocoran, Towers, and Onessimo.

Elite Property Management Representative: Chris Kohnle, Property Manager.

2. CALL TO ORDER:

Vice President Webber called the meeting to order at 7:01 PM. (It is noted that President Lattimer did attend the meeting shortly after the start of the meeting).

3. APPROVAL OF THE PRECEDING MINUTES:

After some discussion and changes to the minutes, a ***motion*** to accept the minutes as amended was moved by Director Tracy seconded by Director Fitzgerald and unanimously approved.

4. FINANCIAL REPORT: Director Bocuzzi, referring to the financial information that was provided the Board by Elite, briefly summarized the financial status of the Conservancy, as well as, the various Councils.

5. MANAGER'S REPORT:

a) ***Inspection Reports:*** Mr. Kohnle reported that they have had to tag a few cars in the overflow lot on Scarlet Lane due to non-movement and had one towed for parking violations. Discussion regarding the tagged and towed vehicles. Director Webber asked if they knew who the owners of those cars tagged/towed were. Mr. Kohnle stated they weren't certain but clarified that one car was tagged because it was parked for a long while and never moved.

Mr. Kohnle stated he followed up with Russo to deal with the snow damage to the trees as spring is just beginning (and at the start of the meeting Director Tracy noted that there were some tree damage outside the Meeting House, which Mr. Kohnle made note of).

b) Boundaries Update:

Referring to the Board Packet, Mr. Kohnle stated that Attorney Perlstein responded to an email that he sent regarding the issue of homes sold to new owners and how to count the votes. It was discussed that the date on the final vote would be used. If the home is sold, then a new ballot would be required and the more updated vote is to be counted.

As to the privacy issues as addressed in the last Board meeting, that was addressed in Attorney Perlstein's email as well. In essence, the Board is working in the best interest of the community. There was some discussion that too much contact could cause homeowner's to ignore the requests. The concern was the door to door push, but past practice is that has been done before and therefore shouldn't be an issue.

Director Brand commented that some of the upcoming events should include the Boundary information and take advantage of that opportunity to discuss that with the community.

Mr. Kohnle stated that there was another 25 or so votes needed at this point.

c) 2018 Landscaping Projects:

Referring to the Board Packet which outlined proposed projects for consideration. He asked the Board to determine which projects should be tackled in this fiscal budget. Much discussion ensued.

In summary, below are the highlights of the discussion:

- Director Webber – the pillars in the front entrance should be done as that is the welcoming entrance to the Community.
- Director Brand – Countrywalk signage area. The plantings there don't belong now that the sign is removed. That needs to be cleaned up to look better. Additionally, the same issue past Haskins on the left. That planting area needs to be removed at least.
- Director Webber – water and irrigation is costly. Suggested not doing projects that require that additional consideration or expenditure.
- Projects listed on pages 25, 27-28, 31 in the Pool Area should be considered. Discussion ensued as to what parts of those should be done. Those were:
 - Page 25 – all.
 - Page 27 only the first part (#58-#63)
 - Page 31 – wait until the end of the season for walkway/cabanas.

Director Brand stated the benches could make another year as some have been replaced already. Leave the benches as optional.

Director Webber noted that deciding in March to pick and spend the entire budget at the beginning of the year is not wise as that doesn't allow for unknown repairs or changes that may come up in the season. She suggested to wait on #31 to see where the funding is at the end of the season.

Additional discussion regarding the landscaping plans. Director Webber commented that they were very generic and boring. She mentioned that Mrs. Levine of the community, who is a master gardener, is willing to work with Russo to update the plans and collaborate on what plants should be used that are attractive and hardy. Director Lattimer suggested approval with input but if more money is to be spent, they come back to the Board for approval.

MOTION: Director Webber made a motion that approve the monies as outlined on page 25, 27 and 42 of the Board packet (Work Orders 5859, 5863, 5874) for those three proposal subject to Mrs. Levine's input be authorized. Motion was seconded by Director Tracy. Those in favor, all accepted Director Latimer abstaining. **MOTION PASSES.**

Director Boccuzzi asked that Mr. Kohnle ask Russo what the cost hourly is for his guys.

- d) 2018 General Projects: Mr. Kohnle referred to the Board packet for these projects.

Pond Dredging – Mr. Kohnle discussed options. \$25,000 in the budget to do over time. He has spoken with a company that does the dredging without draining the pond. He suggested that he have them come discuss their method with the Board. He said that most other companies were just too expensive. Director Lattimer stated he was interested in what they do and what happens if the Conservancy does nothing at all. Mr. Kohnle said he would coordinate this meeting.

Keycard System at the Pool – Mr. Kohnle stated that it would cost about \$10,000 to have the keycard system that has been discussed previously with the Board. He wanted to know if the Board wanted this in place for the start of the pool season or how does the Board want to implement this system?

Director Lattimer asked what the maintenance cost would be. Mr. Kohnle informed the Board that the cost includes the electricity of keycard. Director Lattimer wondered if the cost is worth it if we continue to have the same problems. Some discussion ensued.

MOTION: Director Webber made a motion to accept the Keycard System to get the quotes in and ready for May opening. Seconded by Director Fitzgerald. **MOTION PASSES** unanimously.

Reserve Study – Mr. Kohnle stated that he felt the Board should hold off on this and come back to this and Director Lattimer agreed and asked Mr. Kohnle to add to the June Agenda.

The Pool – Mr. Kohnle reported that it would cost about \$15,000 to plaster the pool. He is hoping to check for winter damage soon but may have to ‘pull the trigger’ to do this sooner rather than later. He will report back after the inspection.

6. UNIT OWNERS FORUM:

- a) Roland Bernier, 17 Haskins – reported that the Tag Sale date has been set for Saturday, June 23rd.
- b) Mr. Bernier also shared his concern that new residents to Walden Woods have not had an opportunity to join the garden and requested the date be moved from January to April. As a member of the Welcome Committee, he would like to be able to offer this amenity to incoming residents for a more reasonable length of time.
- c) Ms. Johnson expressed that some people couldn’t come and talk to the Board (if they aren’t owners, they couldn’t come to Board meetings). Director Lattimer stated that the Board meetings are open to the community. Director Webber stated that per the Declaration, Owners (not everyone) as there are over 300 owners and that alone is a lot. Director Boccuzzi stated that renters should really talk to their Unit Owners.

7. UNFINISHED BUSINESS:

- a) Unisource (now Winstanley Enterprises). Mr. Kohnle reported that he finally tracked down the current owners of what the Conservancy knew as the “Unisource” property. He’s working on trying to obtain the party to whom he needs to talk to in order to clarify if they are cleaning out the Vortex Unit.

8. NEW BUSINESS:

- a) 41 Last Leaf (pgs 73-74 of the BP). Email received to appeal the fine levied. Mr. Kohnle reported that he notified the Owner that he would inform the Board if they were willing to discuss it. The Board was not

willing to discuss another appeal.

- b) Garden Rule – Director Tracy presented the Board with a written document she prepared with regard to a request for Garden Rule Changes. Much discussion ensued.

MOTION: Director Tracy made a motion to change the Subsection 17.1 Garden sign up deadline be April 30th. Motion was seconded by Director Brand. Discussion ensued. Motion not voted on. Motion was tabled.

After much discussion, the Board determined that they did not have time to review the document and proposed changes Director Tracy presented at this meeting and did not want to go into further discussion without proper review. Director Webber asked that Director Tracy table her motion. Director Tracy agreed and asked that this issue be added to the April Agenda.

9. COMMITTEE REPORTS:

The reports of the various Board sanctioned committees were previously provided to Elite and included as part of the Board package received by each member.

Director Brand reported that Earth Day would be **April 21st** from 11:00 am to 12.30 am. Flyers would be coming out soon.

10. EXECUTIVE SESSION:

There was no executive session.

11. NEXT BOARD MEETING: Wednesday, April 25, 2018

12. ADJOURNED: There being no additional business, it was moved by Director Lattimer, seconded by Director Boccuzzi and unanimously approved that the meeting be adjourned at 8.30 p.m.

Respectfully Submitted by,
Rebekah Royer-Poppel,
Minute Secretary (Non-Member)
Approved by Secretary Kathleen Tracy (4/16/18)
As Amended at 4/25/18 Meeting per BOD

