

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: April 29, 2020

STATUS OF THESE MINUTES: Approved (05/30/20)

ATTENDANCE:

Directors in Attendance: A. Heikoff, Palladino, Webber, Boccuzzi, Dostal, Giampolo, Devlin, Onessimo, DeMarco

Directors Absent: Raupach, D. Heikoff

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber called the meeting to order at 7:02 PM.

2. APPROVAL OF THE PRECEDING MINUTES: A motion to accept the minutes as written was moved by Director Onessimo, seconded by Director Palladino. Motion to approve preceding Minutes passed unanimously.

3. FINANCIAL REPORT: Director DeMarco reviewed the financials for each council and the conservancy as provided by Elite.

The Conservancy	Current Year	\$31,612.03
The Village	Current Year	\$17,576.73
The Ridge	Current Year	\$676.49
The Duplex	Current Year	\$17,306.11
The Townhome	Current Year	\$5,466.60

4. MANAGER'S REPORT

- a) Inspection Reports: Mr. Kohnle reported that inspection reports were provided on pages 19-21 of the board packet.
- b) Document Revision/Update: Mr. Kohnle stated that document revisions are in process and need feedback from the Documents Committee and Pilicy & Ryan.
- c) Reserve Study: Mr. Kohnle said that feedback is expected from the Councils to Becht and that more discussion is needed before the finalization.
- d) Special Assessment Projects: Landscape plans have been provided to 4 companies for review and quotes. Contract companies include Brightview, Four Seasons, Moreno Bros. and Beebe Landscaping. Scheduled work is nearing completion with the Meeting House handrails having been completed on April 28.

- e) Pool Opening: Mr. Kohnle explained that due to the current health situation regarding Covid-19, there may be a delay in the anticipated opening of the pool. Savol, the pool company, had several recommendations that Mr. Kohnle shared at the meeting. Board consensus was to accept option 2, which semi-opens the pool but places the cover back on. Pool furniture will not be placed and the gate will remain locked. Savol will provide a free final opening when it is allowable.

5. UNIT OWNERS FORUM

Lawson (Duplex) – thanked a community member who took the time to pick up trash on the property.

331 Mercier Ln – inquired about a tree near their property that is an issue. Director Webber directed them to their Council representatives. They also asked questions about monthly fees. It was explained that they are in their resale packet as well as on the website.

430 Pond Bridge Rd – stated that a tree near the mailboxes is a hazard and should be removed. Mr. Kohnle stated that all trees are assessed every year, it will happen soon and will be discussed.

Tracy (Duplex) – had noticed that there was no Council meeting recently. Director Palladino explained the meeting schedule and the possibility of a video conference.

6 Scarlet Ln – questions were asked regarding dead tree and bush removal as well as the trash collection by Waste Management.

Haskins – asked about Brightview replacing damaged curbs from plowing. Mr. Kohnle explained that they have till the end of May per the contract. This unit owner also suggested using Beebe Landscaping versus Brightview when the contract is renewed.

3 Marble Faun – asked how the special assessment amount was determined. Director Webber answered that it had been determined as part of the budget process.

6. UNFINISHED BUSINESS:

- a) 2020 Community Goals - Currently this item has been put on hold.
- b) Reserve Study Discussion – It has been requested that Becht clarify some of the mapped locations to provide more understanding of certain locations. Director Webber brought to the Board's attention several portions of the Reserve Study that included placeholders of \$1.00 where Becht presumed that the costs would come from the operating budget. 7-6 (pond fountain) approximate cost of \$2000 for replacement if needed, 7-7 (Pool House septic) will be reviewed with Public Works to get more information on the system. Becht will be updated. 7-10 (fences) should be updated with Becht to refer to only the tennis court fences, 7-12 (pond dredging or cleaning) should be removed by Becht entirely and 7-14 (Meeting House renovations) details regarding age of appliances and last renovation need to be supplied. These items were approved by the board with no objections.

- c) **Morgan Stanley Reserve Accounts** - Mr. Kohnle will provide the signature document to Director DeMarco on April 30.
- d) **Landscaping/Snow Contract** - The four vendors have been contacted regarding quotes. They have 45 days to get that information to Elite, which will be prior to the May 27, 2020 meeting. The vendors are Beebe Landscape, Brightview, Bill's Landscape and Butler Company.

7. NEW BUSINESS:

- a) **Village Loan** - Director Palladino presented to the Board his loan proposal for the Village paving project. Discussion ensued.
- b) **Village Rules**- Page 26 of the Board Packet details the new rules for the Village. Doorbell cameras will require an AAI and have criteria for approval. Video cameras will require an AAI and have criteria for approval. Replacement windows will be required to have a New England esthetic. Window grids will be required in all visible new installation. See rules for requirements.

MOTION to approve the rules as submitted to the Board brought by Director DeMarco seconded by Director Palladino. 8 yes, 1 No (Devlin)

8. COMMITTEE REPORTS:

Tabled till the May meeting.

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, May 27th, 2020 at 7:00 PM

11. ADJOURNED: There being no additional business, the Motion to adjourn by Director DeMarco and seconded by Director Palladino was Unanimous at 9:16 PM.

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Deborah Giampolo (05/--/2020)