

**WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** April 28, 2021

**STATUS OF THESE MINUTES:** First Draft (5/11/2021)

**ATTENDANCE:**

**Directors in Attendance:** Dostal, Onessimo, Patel, Schuck, Devlin, Raupach, Yalamanchili

**Directors Absent:** Dange, Lattimer, Pelc-Faszczka, Rosario

**Elite Property Management Representative:** Chris Kohnle, Property Manager.

**1. CALL TO ORDER:**

Director Schuck called the meeting to order at 7:05 PM.

**2. APPROVAL OF THE PRECEDING MINUTES:** The minutes from the February 24, 2021 meeting have been tabled till the May 2021 meeting, corrections were made by the stenographer, but the changed minutes were not included in the April board packet. **Motion** to approve the March 2021 minutes by Director Onessimo, second by Director Dostal. 6 yes, 0 no, 1 abstain (Yalamanchili) **PASSED**

**3. FINANCIAL REPORT:** Director Yalamanchili reviewed the financials for each council and the conservancy as provided by Elite. Mr. Kohnle explained that the council funds are where they are expected to be at this time of year.

The Conservancy	Current Year	\$88,508.68
The Village	Current Year	\$9,674.40
The Ridge	Current Year	(\$1,199.25)
The Duplex	Current Year	(\$5,867.41)
The Townhome	Current Year	(\$3,390.35)

**4. MANAGER'S REPORT**

- a) **Inspection Reports:** Mr. Kohnle said that the clearing of AAI's has been completed as more requests come in. Normal maintenance is being done at this time.
- b) **Declaration/Bylaw Update:** There are currently 81 response ballots received. A minimum of 222 are required to approve the updates. Lists, created by council, have been distributed to the board for potential follow-up. Director Schuck stated he is missing a portion of his council list. Mr. Kohnle will provide the corrected document to him.

- c) Morgan Stanley: Mr. Kohnle reported that quite a bit of work has been done by individual councils although the Conservancy needs to be addressed.

## 5. UNIT OWNERS FORUM

**Barbara (Scarlet Ln)** – followed up on questions she sent to the board regarding amenities. She questioned the history of litigation regarding the reopening of amenities.

**Baker (Ridge)** – stated that there is more risk to someone becoming injured at the pool than contracting an illness. Suggested reconsideration of fees if amenities remain closed.

**Bernier (Duplex)** – inquired about trim painting at the entryway and globes. Requested that bittersweet vines be addressed by Butler as they are invasive. She commented that the CDC recommendations regarding outdoor activity showed little risk and asked that amenities be opened.

**Lamoureux (not given)** – suggested the option to sign a waiver to use the pool.

**Levine (Village)** – requested that Elite address the dead shrubs at the entrance island and dead plants on the hillside. She stated that she sees the pool as a liability regarding COVID, but the gardens and trails are less of a risk.

**Lemieux (not given)** – stated that there is risk to everything and asked how someone would prove they were ill from the pool. She asked what the cost would be if there was litigation. She also asked when the sprinkler system would be inspected.

**Howell (Scarlet Ln)** – she said she was at a campground the prior summer which opened to 25% capacity with no furniture provided.

**Peters (not given)** – stated that they moved to the community for amenities and accepted the decision last year. She quoted CDC information regarding outdoor activities. She said that lawsuits are more likely from community members over lack of use than from someone getting sick.

**Paladino (Village)** – stated that having been on the board last year, the decision was not made lightly. Insurance won't cover a lawsuit and any settlement would come from the Conservancy. He said that a waiver would not save from liability.

**Beth (not given)** – she agreed that amenities should be open and suggested a reduction in fees if not. She said that the board needs insurance to protect themselves if they don't have it already.

**Patel (Town House)** – stated that it doesn't matter what the monetary cost of a lawsuit is, it isn't worth it. He said it seems that more people want the pool to open that don't actually use it.

**Linda (Haskins)** – pool and amenities should open, the community shouldn't pay and get nothing. Waivers may have limited value, but they do have a deterrent effect.

**Doucette (not given)** – she asked for amenities to be opened. Credit should be given back if unused. She suggested that anyone who does not want amenities should live elsewhere. She stated that sprinklers need repair and mole holes need to be addressed.

**Michelle (not given)** – she said it is foolish to keep the gardens closed. She requested that costs be decreased for amenities if they won't be open.

**DeBisschop (Village)** – made a request that the board review the calendar that

he submitted to Elite. The calendar should include dates of contract review for vendors and that events should be included in the monthly meetings.

**Johnson (Village)** – said hello to all attendees.

**Smith (not given)** – said she didn't know why the pool shouldn't be open. She asked when decisions will be made.

**Sullivan (Pierce Blvd)** – wanted to know what information the attorneys use to base their suggestion to not open amenities.

**Devlin (Village)** – stated that liability for contagions may come in 5 or 10 years not even in the near future. He suggested opening the amenities, starting with the garden.

**Schuck (Duplex)** – stated that liability can come from any communicable disease.

## 6. UNFINISHED BUSINESS:

- a) **Rules and Regulations** - Mr. Kohnle said that the Documents Committee is working on the process. There will be a May 13 meeting with Mr. Kohnle, the Documents Committee, and Pilicy & Ryan. Only notice and comment are required for the Conservancy when completed.
- b) **Village Paving Project** – The project is slated to begin and be completed this year.
- c) **2021 Amenities Status** – Mr. Kohnle will request that the attorney writeup a disclosure to unit owners. It was recommended that unit owners contact State Representatives to request exemptions be made for home-owners associations regarding liability due to COVID. Last year the same recommendation was made but the topic was not addressed by legislators.

## 7. NEW BUSINESS:

1. **Calendar** – Mr. DeBisschop requested that the board review the attached calendar to allow advance scheduling of vendor contract reviews. He suggested that these reviews be done at least twice a year and be held as part of monthly meetings.
2. **Amazon** - Director Raupach has spoken with the Assistant Town Planning and Zoning Manager regarding Amazon. A review of the new property includes: a barrier on the NW side, a buffer of 44 trees at the rear of the property, 3 doors, 9 loading docks with 18 overnight trucks. The front-left will be employee parking. If there are further questions they can be sent to Director Raupach. Director Patel asked about a timeline for the completion of the barriers.
3. **Conservancy Trees** – Director Schuck stated that there are dead trees on the Conservancy land that may endanger his property. He asked Mr. Kohnle if he was aware of which trees they were and when they would be addressed. Mr. Kohnle said that Evergreen would address the trees in the next few weeks.

**8. COMMITTEE REPORTS:**

None

**9. EXECUTIVE SESSION:**

None

**10. NEXT BOARD MEETING:** Wednesday, May 26, 2021 at 7:00 PM

**11. ADJOURNED:**

MOTION to adjourn at 9:00 PM by Director Dostal, seconded by Director Schuck PASSED unanimously.

Respectfully Submitted by,  
Robin Daly, Minute Secretary (Non-Member)  
Approved by Secretary Nina Pelc-Faszczka

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