

*Walden Woods Conservancy*  
*Board of Directors Meeting*  
*April 27, 2022*  
*Virtual Meeting-GoToMeeting - 7:00 P.M.*  
**AGENDA**

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Hearing- None

1. Call to Order Bernier
2. Approval of Minutes of March 30, 2022, Meeting
3. Review Financial Reports Schuck
  - Financials for month ending March 31, 2022, **PG. 6**
4. Property Manager's Report **PG. 18** Kohnle
  - a. Summary of Property Manager on-site activity
    - (i) Major open issues (insurance claims, extraordinary expenses)
  - b. Scheduled pending services (power washing, tree work, gutters, decks, etc.)
  - c. AAI status (open, pending inspections, closed)
  - d. Delinquent fees (# delinquent units, total \$)
  - e. Becht Reserve Study Update/Status
5. Unit Owners Forum
6. Unfinished Business
  - a. Rules & Regulations -May 4 Review Meeting
  - b. Village Paving Project/Loan-Spring 2022
  - c. Conservancy Goals/Projects
    - (i) Clarification on Walden Meadow landscaping need (near pond patio)
  - d. Is there any unfinished business we need to discuss?
7. New Business
  - a. Motion/discussion on replacement cost for pool fobs
  - b. Future Reserve Study discussion
    - (i) Board appointed Finance Committee?
  - c. Is there any new business you wish to discuss?
8. Committee Reports **PG. 57** Chair
  - a. Communications - Peter DeBisschop (Chair), Dieter Dostal (Board Liaison)
  - b. Meeting House - Roland Bernier (Chair), Milna Rosario (Board Liaison)
  - c. Social - Michelle Kronick (Chair), Brian Onessimo (Board Liaison)
  - d. Welcome - Nina Pelc-Faszczka (Chair), Russ Devlin (Board Liaison)
  - e. Standards - Brenda Nuhfer (Chair), Bill Robertson (Board Liaison)
  - f. Community Garden- Kevin Wytas (Chair), Gerri Lemieux (Board Liaison)
  - g. Document Committee - Cori-Lynn Webber (Chair), John Boccuzzi (Board Liaison)
  - h. Environmental Committee- Glenn Brand (Chair) XXXXXXXX (Board Liaison)

9. Executive Session

- Attorney Status Report *PG. 64*
- Delinquencies for month ending March 31, 2022

10. Adjournment

9:00 p.m.