

**BOARD OF DIRECTORS MEETING MINUTES**  
**April 26, 2006**

**PRESENT:**

Joe Sikora	Rick Ericson
Joe Palladino	Charles Wimberley
Deborah Giampolo	Barry Towers

Representing Elite Management – Frank Goeckler

Call to Order – President Joe Sikora called the meeting to order at 7:30 PM.

**Approval of the Minutes**

The reading of the minutes was waived, a copy having been emailed to the members of the Board, corrected and re-emailed. It was moved and seconded to approve the minutes, as they appeared in the email.

**Financial Report**

Treasurer Joe Palladino reported that the income and expenses are on target. The Meetinghouse is over budget due to the work done to the doors.

**Standards Committee** – Chairman Rick Ericson held a meeting of this Committee on April 20, 2006. Minutes of this meeting are appended to the Board meeting minutes.

**Recreation Committee** – Spokeswoman Deb Giampolo stated that 29 children showed up to the Easter Egg Hunt. Other activities are as follows:

1. Pool opening - May 19<sup>th</sup> - Elite management is still interviewing candidates for the attendant position. Deb Giampolo will assist in this process.
2. Kentucky Derby Party – May 6<sup>th</sup> – Jack Keenan will get the word out
3. Memorial Day Picnic – May 29<sup>th</sup>
4. Golf Outing – September 10<sup>th</sup> is scheduled for the outing. 32 golfers have signed up so far
5. Tag Sale – In the process to get this to be a scheduled event. Ruth Casagrande will chair the event. It is tentatively scheduled for August 12<sup>th</sup> or 19<sup>th</sup> from 9 AM to 3 PM. For the record, Rick Ericson voiced opposition to the tag sale.
6. Playscape – Genevieve Lawlor will get pricing for this unit

**Communications Committee** – Chairman Bob Ellis stated that the next newsletter will be out in mid-May, before the 15<sup>th</sup> of the month.

**Developer News** – Spokesman Warren Johnson noted the following:

1. Country Walk sales sign to be the same size as the Walden Woods sign on Walden Meadow.
2. The developer, Eli Pecthold, is nervous about completing the project before the year 2011. He stated that he will give up the rights to rent units in return for an extension of the development rights.
3. Removal of the common reed, by Russo landscaping, in the vernal pool must be completed before any Certificates of Occupancy are issued by the Town of Windsor for the units in Country Walk.

**Landscape Committee** – Spokesman Joe Sikora stated the following:

1. Mulching of the Conservancy is just about done
2. Road to the pool has been repaired and more stone has been installed
3. Received a letter from Culbro stating that they will complete the ballfield and tennis court by May 8<sup>th</sup>

4. Proposed to move the poles and chain at the beginning of the driveway to the pool be moved back to reduce damage to the items from trucks turning in this area.
5. Frank Goeckler will contact a signage company to get quotes for repairing Walden Woods sign and the Pool/Tennis Court sign

**Environmental/Pond Committee** – Spokesman Warren Johnson stated that a complaint has been filed with the Department of Environmental Protection (DEP) regarding offsite drainage into the large pond from Unisource. The State of CT is investigating this and has contacted the Town of Windsor.

The Environmental Committee met and discussed the watering of the common areas during rain storms. This excess watering produces additional runoff into both ponds. Frank Goeckler will investigate the timing of the sprinkler issues. Barry Towers also brought up a suggestion for low phosphate fertilizers. After investigation, the Committee may come up with a list of products that homeowners could use. Frank Goeckler will investigate products and report findings to the Committee.

**Meetinghouse Committee** – Spokeswoman Deb Giampolo stated that there are two events scheduled for May, on the 6<sup>th</sup> and 13<sup>th</sup>. The trucks and mulch should be moved before then. Any additional repair work should be coordinated with the Committee as well.

**Welcome Committee** – Spokesman Bob Ellis stated that there were no new unit owners.

**Property Manager Report** – Frank Goeckler stated the following projects were underway:

1. Fencing on the Knoll is 95% complete
2. Landscaping by the pool is completed
3. Pea stone has been installed in the driveway leading to the pool
4. Tree pruning in the Village to be done in June
5. Crack sealing has been completed in the Village, Green and Ridge
6. Storm drain cleaning to take place sometime in June

### **Home Owner Forum**

Polly Ellis asked if the units in Country Walk do go to rent, how much money will be going into reserves for the Conservancy. Warren Johnson noted that the developer, Eli, has established a figure of \$240 and will be responsible for all roofs, siding, etc. He makes the point that everything is new and has no need to get reserves at this time.

Bob Ellis asked how board members will be selected from Parcel C (Country Walk). One member will be added per every thirty units.

Ruth Casagrande asked about a number of houses in the Conservancy in disrepair. Rick Ericson stated that the Standards Committee is addressing this issue.

Bob Ellis asked about a color palette for unit painting. Rick Ericson addressed this issue and said that it is going back to the original Benjamin Moore paint colors.

Bob Ellis asked about a recreation area by the large pond. Warren Johnson said that Planning and Zoning required a low wall to be done by the developer. The developer has agreed to pay up to \$35,000. Any overage for this project will then become the responsibility of the Conservancy. The designer of the area, a Walden Woods resident, will provide plans and get bids for the work.

Bob Ellis stated that he likes the new street signs.

Geoff Bell had a question about shutters on his unit. He is to submit a request to the Standards Committee.

Alyce Lacey asked about a fence wit termites and that possibility of these termites getting into her home.

**Next Meeting**

The next meeting for the Association will be held May 31<sup>st</sup> at 7:30 PM.

**Adjournment**

It was moved and seconded that the meeting be adjourned at 8:30 PM.

Respectfully submitted,

Charles Wimberley – Secretary  
May 31, 2006

Approved:

Joe Sikora - Persident