

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: July 28, 2021

STATUS OF THESE MINUTES: First Draft (8/7/2021)

ATTENDANCE:

Directors in Attendance: Dostal, Onesimo (arrived 7:09 PM), Schuck, Lattimer, Yalamanchili, Pelc-Faszczka, Rosario (arrived 7:08 PM), Dange (arrived 7:12 PM), Patel

Directors Absent: Devlin

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Lattimer called the meeting to order at 7:04 PM.

2. APPROVAL OF THE PRECEDING MINUTES: MOTION to approve the Minutes from the July 28, 2021, meeting by Director Pelc-Faszczka with a second by Director Patel PASSED 5 yes, 1 abstain (Dostal)

3. FINANCIAL REPORT: Director Yalamanchili reviewed the financials for each council and the conservancy as provided by Elite. Mr. Kohnle further reviewed these numbers. Director Schuck inquired about the water cost being well below the budget and if that was due to low usage.

The Conservancy	Current Year	\$11,285.81
The Village	Current Year	\$5,010.34
The Ridge	Current Year	(\$967.15)
The Duplex	Current Year	(\$12,444.41)
The Townhome	Current Year	(\$518.00)

4. MANAGER'S REPORT

- a) **Inspection Reports:** Mr. Kohnle stated that all pool work was completed for the reopening. Meetings have been scheduled with various contractors.
- b) **Declaration/Bylaw Update:** There are currently 126 ballots that have been cast. This number went down due to sales in the Conservancy. Director Pelc-Faszczka noted that some unit owners may not vote thinking that it means they vote "no". In actuality, not voting does not mean no, so those ballots are still being sought out. Each council has been provided with a list of what votes are outstanding.

- c) Budget: Mr. Kohnle reviewed the budget process. He said that draft budgets have been sent to each council. There will be more in-depth conversations in September. In the month of October, a budget workshop will be held on Wednesday the 6th.
- d) Reserve Study: Mr. Kohnle explained that he had met with Becht Engineering. There were two options discussed regarding a Reserve Study update. The \$500 option is an update of the study. The \$1,200 option is a reassessment of the numbers of whole property. Director Schuck recommended the Duplex Council numbers be reexamined. The Board told Mr. Kohnle to move forward with the \$1,200 option.

5. UNIT OWNERS' FORUM

Levine (Village) – encouraged the board to approve the Ridge and Duplex nominees to the Standards Committee. She recommended Standards should write a memo regarding the process of submitting an AAI as, recently 3 unit roofs had been replaced with only 1 AAI done.

Patel (TownHome) – informed the Board that he had never gotten a pool fob from the prior unit owner and questioned the \$100 fee when it had never been received.

Deborah (Rhodera) – read bylaw Limitation of commercial vehicle on property (10.3) regarding a commercial vehicle parked on Rhodera for 6 months covered by a tarp. Multiple emails have been sent to Elite regarding this with no response. How can the rule be negated by a tarp?

Rosario (Duplex) – questioned if power washing and trim painting work has been double checked.

DeBisschop (Village) – asked if there was a plan to have 2 dead trees removed from the green. Also, 2 trees need mulch rings and a fertilizer plan is needed for the trees on the green.

Lemieux (none given) – informed the Board that a vehicle with commercial plates only was breaking the commercial vehicle rule 2 years ago. She informed the Board that there are some community members feeding the wild turkeys and suggested that Elite contact someone (DEEP) to relocate them.

6. UNFINISHED BUSINESS:

- a) Rules and Regulations - Pilicy & Ryan has not completed their review but as these cannot be accepted until the Bylaw and Declaration vote is successful, this process does not need to be complete.
- b) Village Paving Project – The Board chose B&W for the paving project. There has been a meeting with the attorney regarding the loan

- c) **2021 Amenities Status** –Mr. Kohnle stated that Butler quoted approximately \$1400 for the cleanup and disposal of debris from the community garden area as it has gone unused for 2 seasons. Although it was questioned if volunteers could do the work it was discussed that it is a lot of hard work and still needs to be disposed of. **MOTION** to request Butler add the community gardens to the fall cleanup of the whole development by Director Lattimer, second by Director Schuck PASSED Unanimously
- d) **Expenses Associated with Tree Damage** - Tabled

7. NEW BUSINESS:

- 1. **Mailbox fee waiver**– Mr. Kohnle recapped the situation regarding this request by Board member Yalamanchili. This topic had been discussed as early as the fall of 2018. Prior boards had voted on and denied the request to waive the fines as they had been accrued at that time. As discussed by the current Board, they would not entertain the waiving of the fine as that had been already decided previously.
- 2. **Pool Key Fobs** – Mr. Kohnle explained the cost of replacement of the pool fobs as presented in the rules. Any resale package includes an explanation that a pool fob and mailbox key would be supplied by the owner at time of closing. Fees relating to replacement may be waived pending a fob not functioning or being stolen (with police report).
- 3. **September Council Elections** – Each Council will hold annual elections in September. New board members may shadow existing members. Please reach out to Elite for help with the process.

8. COMMITTEE REPORTS:

- a) Standards Committee – Jill Levine announced the 2 nominees for the Standards committee: John from Duplex and Keith from Ridge. She said they will miss Theda on the committee. **MOTION** to approve the 2 new Standards Committee nominees by Director Onessimo, second by Director Dostal PASSED unanimously
- b) Committee Report – Director Raupach stepped down from her Board position as well as the Garden Committee Chair. Please submit any recommendations to Elite. Members may be voted on in September if approved by the Councils

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, September 29, 2021, at 7:00 PM

11. ADJOURNED:

MOTION to adjourn at 8:32 PM by Director Patel, seconded by Director Rosario PASSED Unanimously

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

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