

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: August 31, 2022

STATUS OF THESE MINUTES: Draft (9/082022)

ATTENDANCE:

Directors in Attendance: Dostal Brand, Robertson, Bernier, Boccuzzi, Onessimo, Devlin, Yalamanchili (arrived at 7:40)

Directors Absent: Rosario, Schuck, Lemeiux

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Bernier called the meeting to order at 7:03 PM.

2. APPROVAL OF THE PRECEDING MINUTES: Director Bernier accepted, without objection, the minutes from the July 27, 2022 Regular Meeting and the August 24, 2022 Special Meeting.

3. FINANCIAL REPORT: Director Schuck was absent, as such, the financials for each council and the conservancy as provided by Elite were reviewed by the board.

The Conservancy	Current Year	\$3,054.45
The Village	Current Year	\$14,061.63
The Ridge	Current Year	\$3,101.93
The Duplex	Current Year	\$9,397.36
The Townhome	Current Year	\$8,427.26

4. MANAGER'S REPORT

- a) Summary of Property Manager on-site activity: Mr. Kohnle said that there has been a lot of work being done with the majority of the Conservancy work being complete.
- b) Scheduled Pending Services: Butler will begin fall work in the next several weeks.
- c) AAI Status: Mr. Kohnle stated that seven had been closed, five received and a total of fourteen open. More are expected in the fall.

- d) Delinquent Fees: There are approximately \$18,000 in fees to be collected with three units in collections. \$11,000 of the total are late fees and fines from approximately six units.
- e) Financial Drafts: The first draft of the Council's Financial drafts will be made available in September. The Councils are expected to review and provide feedback to Mr. Kohnle. Council Reserves are not included in the documents.

5. UNIT OWNERS' FORUM

DeBisschop (Village) - He reminded the community that board elections will be held in September and anyone interested in a board position may contact Mr. Kohnle. He also requested that the board review the condition of the grounds on the green and the Village Council. He requested clarification regarding reconciling funds for the Village compared to the financial report.

6. UNFINISHED BUSINESS:

- a) Rules and Regulations - The attorney is performing a final review of the document. It is assumed it will be ready for the September meeting. The AAI application and the review of the collections process will also be reviewed by the attorney.
- b) Maintenance Documents - There are three documents up for review (Village, Townhome, and Duplex). The councils will review the documents and then the board will vote on the final approval. The updates will then be posted.
- c) Conservancy Goals/Projects -

The projects were discussed as follows:

#1 – Rock scaping and Landscaping – **1st MOTION**, Move to approve the Beebe quote for \$4,600 to brush cut, compost, soil and seed. Motion by Director Devlin, second by Director Robertson. **2nd MOTION (Amendment to Motion 1)** Move to include the verbally quoted cost of \$2,500.00 to add irrigation to the Beebe quote of \$4,600 for the Walden Meadow/Pierce lawn renovation. Motion by Director Devlin, second by Director Robertson **PASSED** 5 yes, 3 no (Bocuzzi, Brand, Onessimo), 0 abstain. **3rd MOTION**, Move to approve the Beebe quote of approximately \$3100.00 for pillar planting 6x6 border by Director Robertson, second by Director Dostal. **PASSED** Unanimously

#2 - Landscape Monuments - tabled till 2023

#3 – Meeting House Alarm – ADT is approximately 80% complete.

7. NEW BUSINESS:

- a) **Invasive Overgrowth**– Evergreen provided a quote of \$12,000 plus tax which also includes the rental of specialty equipment. As there are two areas where work would be done, Mr. Kohnle will ask about splitting up the two jobs. He will also pursue additional bids on the projects.
- b) **Reserve Documents** – Tabled
- c) **Water Allocation** - Tabled
- d) **Pool Parking Area** - The community was made aware that there was police presence at the pool, in the parking area, due to drug activity.
- e) **Pool Seal** - Mr. Kohnle enquired of Savol Pools about the sealant issues at the pool. He will be asking them to do a site visit to review the seam.
- f) **Hornet Nest at Pool** - There has been complete removal of the hornet nest at the pool.
- g) **Pool Fob** - Mr. Kohnle has been in contact with nine units regarding fob reimbursement.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, September 28, 2022, at 7:00 PM.

11. ADJOURNED:

The meeting adjourned at 8:35 PM

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Lemieux