

**WALDEN WOODS CONSERVANCY, INC.**

**BOARD OF DIRECTORS' MEETING**

**March 30, 2011**

**Present:** Barry Towers, Dale Herrick, Glenn Brand, Adele Clark, Brian Onessimo, Marian Farley, Margy Schuk, Susan Atwater, Jay Malave (arrived 7:45), Kathy Lucas (arrived 8:15) and Frank Goeckler of Elite Properties Management.

**Absent:** Joe

The meeting called to order by Barry Towers, President at 6:33 pm.

Introduction of new members: Dale Herrick, Duplex; Glenn Brand, Adele Clark, Townhouse.

Election of New Secretary for Conservancy

Moved and passed election of Kathy Lucas as Conservancy Secretary.

**Minutes**

The Board of Director Meeting for February 23, 2011 were submitted with amendment to list of current board members

**Financial Report**

**Goeckler**

None

**Manager Report**

**Goeckler**

- Pond dredging bids, 2 in hand, 3 had been waiting for ice on pond to melt. Can now expect bids.
- Streetlight painting: Frank waiting to know which ones we want painted. Barry wants to know cost per pole. Susan suggested look at globes as some are yellow.
- Tree Warden: Trees have been identified and removed, stumps will be ground out. Replace to occur in spring. Susan Atwater noted tree on Mercer may be dead.
- Ice Damming – Glenn Brand noted that CWD as good will gesture was going to repair, but Eagle Rivit completed first.
- Damages to common areas: If residents see something, they need to contact Elite.

**Committee Reports:**

**Environmental: Glenn Brand & Dale Herrick**

- Nine members did a quick clean up. There were a disturbing number of bags of dog feces on trails.

- Earth Day community clean up April 23, 2011 at 10:00 am starting at the Meeting House.
- Want to add a loop (red trail) off of yellow and blue trails.
- Trying to get Wood duck nesting boxes from state.
- Want to meet with Russo to direct the poison ivy spraying.
- Want to transplant some trees from other areas.
- Want to get bluebird nesting boxes from state.
- Found design to make trail benches (approximately \$25). Motion made to allocate \$25.00 to construct sample bench. Seconded and passed.

#### **Communications, Bob Ellis**

- Next newsletter sent by mid May.
- Notice sent out for egg hunt and earth day.

#### **Meeting House, John**

- Quiet month as people get accustomed to the committee. Looking into expanding the rental aspect.

#### **Social: Margy Shuck**

- Egg Hunt planned for 4/16/11

#### **Welcome: Ruth**

- On 1/9/11, sent out ten invitations; three came.
- On 3/13, sent out sixteen invitations, 3 came.
- 4/10/11: next welcome reception.

Working on how to get contact info from people who don't respond to welcome letter.

#### **Standards: Barry Towers**

- Two letters sent out to people who put up satellite dishes in inappropriate places.

#### **Old Business:**

- Geese treatment – No geese seen yet. Moved to table to next month. Seconded and Passed.
- Pond Deck – Barry recapped old vote, fears we couldn't keep costs to promised \$30,000. Barry talked to Eli recently knowing this was coming up. Eli willing to renew his "gift" offer of \$30,000. Barry explained the concerns of the old council. Eli suggested we do the engineering study to see if footings will still hold a deck and he will reimburse that money. Then suggested we get estimates. Dale showed a picture of a Victorian Pagoda that could do on the site. John asked who is point person; Barry. Need to set up an ad hoc committee to find engineering company. Glenn said that residents that have talked to him want capital improvements. John said that

residents who have spoken to him want lower monthly fees. Motion by Susan to have engineering study done up to \$5,000. Seconded, John. 7 in favor, 1 opposed. Passed.

- Susan asked if the reserves study was done. Frank reported not yet; next month.
- John asked what is happening with the parking spaces. Barry is waiting for asphalt company to open and needs to send letter to Eli requesting permission to have the work done.
- Pool Attendant - Stay with security door and volunteers to get lifeguard/attendant?

Conversation follows:

John: uncomfortable with Marian's email that townhouse and duplex council already discussed issue at their meeting.

Barry; disturbed by only giving the electronic door solution one year. How did it fail?

Marian: residents reported to her: many people there don't belong, a fight broke out, people drinking.

Adele: more residents with children moving in. Residents asking residents not to do something creates negativity in community. Thinks attendant would be there to enforce rules.

John: We should have two people.

Jay: Went in evenings with family. Saw no problems.

Barry: Knew last year honor system and volunteers would have bugs to be worked out. Why did we switch away from attendant? People said that the attendant didn't work and that is why we get the security fence.

Dale: Is attendant budgeted? Since last summer our population has grown and many families have moved in.

Barry: The attendant worked from Memorial Day to just beyond Labor Day.

Owner: Historically pool was used for ten years without attendant, then the city said we needed an attendant.

Owner: How does it affect insurance?

Frank: No change, but workers' compensation has to be paid.

Jay: Incremental benefit doesn't justify cost.

Motion by Susan to monitor pool and then make a decision and table to June. Seconded: Jay, Passed 7-2.

**Islands: Walden Meadow, Thoreau Circle, the rotary**

- Russo maintains all three and it is billed to conservancy.

- John: Residents want Thoreau Circle treated the same as others; community will look better. There are two deep divots and mostly weeds.
- Discussion of whose responsibility it is. Discussion on how to improve. Suggestion to send letter to public works requesting maintenance.
- Tabled to next month. Barry to send letter to town and will consult with residents for opinions.

### **Rental Status**

- No new sales, only leases. Each lease gets \$500 credit each month up to \$6,000 to be applied at purchase. Sales office is supporting us on the community rules. Copies of leases have been sent to Jodi-Marie who in turns sends information to Ruth J.
- Marian: Where are we with the rentals?
- Barry: We have a different view than CVD.
- Warren: Declaration amendment was made where we were given certain concessions at which point CWD was given right to rent 60 units.
- Who is keeping track of the numbers: Frank/Elite.
- Renting out a room is not allowed.

### **New Business**

- Baseball field reallocation, Glenn & Dale
- Playscape; dog park 40x60, community garden 40/100. Would like to look into garden first as it is the easiest and least expensive. Estimated cost \$5,000. Suggested to get more details and continue discussion next month.
- Safety Security, Marian
- Supplies to make block watch more visible (vest, car signs).
- John moved to pay \$240 for security supplies. Seconded and Passed.
- Billing Discrepancies
- Susan found discrepancies between Russo and Elite billing of snow removal invoices. Looking into better tracking system.

### **Homeowners' Forum**

Bob – geese treatment: if you wait too long, treatment won't work and the geese settle in.

Beth G – tag sale committee – sale ends at 2:00 pm. Could it be extended to 3:00?

Deck issues – eli is obligated to do something for that area. Ask what he has planned.

Suggests looking into CWD rights again. Believes it was applied to “developers rights” and they are no longer the developers, but are now owners.

Susan – can environmental committee place trash cans in strategic places?

**Adjournment**

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Kathy Lucas

Courtesy of Margy Shuck

Approved,

Barry Towers, President