

WALDEN WOODS
ANNUAL MEETING MINUTES

MEETING DATE: December 09, 2020

STATUS OF THESE MINUTES: Draft (12/15/20)

ATTENDANCE:

Directors in Attendance: Webber, Palladino (arrived 7:10), Raupach, Onessimo, Patel, Grigg, A. Heikoff, D. Heikoff, Dostal, DeMarco, Devlin, Kesavan

Directors Absent: Giampolo

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

The annual meeting was called to order by Director Webber at 7:02 PM.

2. PROOF OF NOTICE OF MEETING:

Mr. Kohnle read into the Minutes that Proof of Notice of the Annual Meeting was made before the ten days Proof of Notice requirement.

3. READING/APPROVAL OF THE 12/12/2017 ANNUAL MEETING MINUTES/BUDGET RATIFICATION:

It was waived to have a reading of the prior Annual Meeting Minutes and Ratification of the Budget. A MOTION to accept the Minutes of the 2017 Annual Meeting was moved by Director Raupach, seconded by Director DeMarco and unanimously approved.

4. REPORTS BY OFFICERS AND MANAGER:

Mr. Kohnle gave a general overview of the budget as the budget detail was provided previously with the Proof of Notice of Annual Meeting as well as prior Board Minutes. Brightview will complete all unfinished projects prior to final contract payment. The Reserve Study is now available. Clarification was made by Mr. Kohnle that Attorney Pilicy & Ryan stated the Ridge corrections cannot be approved since the corrections were made the same day as the mailing of the Proof of Notice. The new board will vote in 2021 the Ridge corrections and for now the old budget stands.

5. NOTICE AND COMMENT FOR NEW PROPOSED RULES

Notice and Comment were provided to the Conservancy on November 24, 2020 as required. Proposed amendments to the Rules and Regulations of Walden Woods Conservancy include:

Village
Subsection 25.16 Doorbell Cameras
Subsection 25.17 Security Cameras
Subsection 25.18 Replacement Windows

Subsection 25.19 Window Grids
Subsection 25.4 Front Doors, Storm Doors and Garage Doors
TownHomes and Duplex
Subsection 27.1 Storm Doors
TownHomes only
Subsection 29.2 Deck Stairs Standards
Subsection 29.3 General Stipulations and Requirements for Decks
Subsection 29.4 Ground Level (non-walkout) TownHome units – Straight Flight Design
Subsection 29.5 Walk-out units – Landing with Straight Flight Design
Duplex only
Subsection 28.1 Deck Stairs Standards
Subsection 28.2 General Stipulations and Requirements for Decks
Subsection 28.3 Ground Level (non-walkout) Units
Subsection 28.4 Mid-level Decks
Subsection 28.5 Walk-out Units

Discussion ensued

6. **RATIFICATION OF THE BUDGET:**

Prior to a vote, Mr. Kohnle of Elite Property Management, confirmed that all votes had been tallied. They were due to Elite by December 8, 2020 but any received on December 9, 2020 were also tallied. See item 4 for Ridge clarification made by Mr. Kohnle.

Discussion:

Mr. Kohnle read the tallied votes:

Secret Ballot to approve the 2021 Budget is as follows. The votes came in at:

- Conservancy 17 in favor 4 rejected
- Village 5 in favor 2 rejected
- Townhome 3 in favor 1 rejected
- Ridge no vote (tabled till after January 1, 2021, although 1 in favor received)
- Duplex 3 in favor 0 rejected

Mr, Kohnle stated that there had been 1 additional in favor and 3 rejected votes but there were no indicators as to which council these had been received from to be tallied in a formal count of the Councils. Communications regarding the vote will be updated the week of December 14, 2020.

7. **UNIT OWNERS FORUM:**

Lawson (Duplex) – requested that Butler set up visibility poles instead of stakes.

G. Brand (Duplex) – stated that there are dead trees at the tennis courts. Mr. Kohnle said that they will be removed, and a vinyl fence installed.

Levine (Village) – offered thanks to the out-going board and welcomed the new board.

Misner (_____) – questioned the process of roll calling the forum versus everyone asking questions as they wanted.

Tracy (Village) – thanked the Village Council and the Board, Director Palladino in particular.

Towers (Village) – thanks to current and future Board. Asked how the blown oak leaves will be addressed.

DeBisschop (Village) – thanked the 2020 Board. Congratulations to Directors Onessimo and DeMarco for the successful negotiation of the Butler contract. Requested that the allocations and costs be reexamined.

Yalamanchili (Woodmoor) – restated mailbox and AAI fee issues

Ruth (Village) – thanked the outgoing Board and welcomed the incoming.

R. Brand (Duplex) – asked when the sign topic will be addressed.

Sainath (TownHome) – thanked the Board

3 Marble Faun (Duplex) – thanked outgoing and incoming Board. Asked for community participation.

Tom on Scarlet (Duplex) – asked for updates on the restricted access to amenities every three months.

8. ADJOURNMENT:

Mr. Kohnle introduced the incoming Board of Directors and announced their Council affiliations. There being no additional business, it was moved by Director DeMarco, seconded by Director Raupach, and unanimously approved that the 2020 Annual Meeting be adjourned at 8:15 PM.

9. OFFICER ELECTIONS:

Officer elections were held immediately after the Annual Meeting, the Board voted the following Officers to the 2021 Board of Directors:

| | |
|-----------------|---------------|
| President: | Lattimer |
| Vice President: | Devlin |
| Treasurer: | Yalamanchili |
| Secretary: | Pelc-Faszczka |

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