

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: February 24, 2021

STATUS OF THESE MINUTES: Approved (6/2/2021)

ATTENDANCE:

Directors in Attendance: Dostal, Onessimo, Patel, Lattimer, Yalamanchili, Pelc-Faszczka, Schuck, Devlin

Directors Absent: Rosario, Dange, Raupach

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Lattimer called the meeting to order at 7:02 PM.

2. APPROVAL OF THE PRECEDING MINUTES: **MOTION** to accept the minutes by Director Schuck, seconded by Director Patel PASSED unanimously.

3. FINANCIAL REPORT: Director Yalamanchili reviewed the financials for each council and the conservancy as provided by Elite. He provided written content within the Board Packet.

The Conservancy	Current Year	\$2,719.55
The Village	Current Year	\$4,095.22
The Ridge	Current Year	(\$945.13)
The Duplex	Current Year	(\$6,022.01)
The Townhome	Current Year	(\$4,091.59)

MOTION to approve the financials made by Director Schuck with a second by Director Onessimo passed unanimously.

4. MANAGER'S REPORT

- a) Inspection Reports: Mr. Kohnle stated he has addressed both a snowblower and a basketball hoop. There were also several cars that were not moving for snow. There are usually few reports this time of year. Director Lattimer informed the board that former Director Webber was still receiving the attorney reports and that he should be receiving them instead. Mr. Kohnle said it has been addressed.
- b) Declaration/Bylaw Update: As of February 18, Mr. Kohnle reported, there had been 78 ballots returned. He mentioned the possibility of door to door canvassing.

- c) Morgan Stanley: Mr. Kohnle reported that as of the meeting there had been 4 CD's opened, 3 for the Duplex council and 1 for the Conservancy. More accounts will need to be opened. Town Homes and the Village are working with Windsor Federal.
- d) Ridge Budget: Mr. Kohnle said that there were 5 responses from Ridge council unit owners, all yea, therefore the Ridge budget passes. A document was sent out the week of February 15 notifying the council.

5. UNIT OWNERS FORUM

Levine (Village) – she inquired about the ballfield fencing and if places can be found to plant surviving greenery.

Patel (Town Home) – requested that dog owners be reminded to pick up after their pets.

Webber (Woodmoor) – suggested the board vote to allow a food collection for the Windsor Food and Fuel bank be allowed. It would be organized by an off-property individual.

Bernier (Duplex) – asked if amenities will be opened this year and if it will be based on the government immunization schedule.

6. UNFINISHED BUSINESS:

- a) Rules and Regulations - Mr. Kohnle said that in March or April the rules and regulations will begin being updated and that there will be maintenance standards.
- b) Snow Removal – The topic of an essential employee list has been dropped by Director Schuck. Butler does have an emergency number.

7. NEW BUSINESS:

- a) Insurance Memo – For continuity sake, the presentation by Rich Bouvier will be included here although it took place at the beginning of the meeting.
 - 1) Mr. Bouvier explained that the same carrier that had covered the Conservancy was signed again at renewal on December 11th, Community Association Underwriters or CAU. Coverage has been increased to \$75 mil with a \$10,000 deductible per occurrence. There is a “True Guarantee” which means that any loss over \$75 mil, CAU will cover the difference. There is also coverage for Director and Officer liability. Additionally, there is coverage for worker’s compensation as it applies to volunteers. There was a 5% increase over last year’s coverage. Addressing Director Schuck, there is no policy that can be used as “gap” coverage for unit owners other than for property damage. Other topics addressed: loss of use, limited common elements, pond use, coverage of yards or driveways and what is covered in Woodmoor.

If there are any additional questions, they may be sent to Mr. Kohnle to address.

- 2) After the presentation, there was further discussion about allocations. Cori-Lynn Webber was given the floor to speak about the history of the Conservancy regarding the allocations of coverage costs. There was discussion about changing the allocation structure to which Mr. Kohnle suggested getting advice from attorney Pilicy & Ryan.

MOTION to move all common insurance charges into the Conservancy budget rather than having them in each individual council's budget (other than Woodmoor) by Director Onessimo with a second by Director Devlin. 3 yes (Dostal, Onessimo, Devlin), 4 no (Schuck, Yalamanchili, Patel, Lattimer), 1 abstain (Pelc-Faszczka) Does not pass.

- b) **Food and Fuel Bank Memo -** MOTION to allow a communication regarding a food drive for Windsor Food and Fuel Bank to be distributed made by Director Schuck with a second by Director Patel. 7 yes, 1 no (Yalamanchili)

8. COMMITTEE REPORTS:

Standards Committee – there is a new form for AAI that clarifies the expectation that a unit owner is subject to all ramifications of a request. MOTION to add a qualifying sentence to the electronic AAI document, above the signature line, which acknowledges that the filer agrees to all the provisions provided in the AAI as a result of electronically filing an AAI made by Director Patel with a second by Director Dostal PASSED unanimously.

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, March 31, 2021 at 7:00 PM

11. ADJOURNED:

MOTION to adjourn at 8:54 PM by Director Onessimo, seconded by Director Patel PASSED unanimously.

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