

*Walden Woods Conservancy*  
*Board of Directors Meeting*  
*January 26, 2022*  
*Virtual Meeting-GoToMeeting - 7:00 P.M.*  
**AGENDA**

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1. Call to Order Bernier
2. Approval of Minutes of November Meeting
- #. President's Welcome and Comments
3. Review Financial Reports Schuck
  - Financials for month ending December 31, 2021, *PG. 5*
4. Property Manager's Report *PG. 17* Kohnle
  - a. Summary of Property Manager on-site activity
    - (i) Major open issues (insurance claims, extraordinary expenses)
  - b. Scheduled pending services (power washing, tree work, gutters, decks, etc.)
  - c. AAI status (open, pending inspections, closed)
  - d. Delinquent fees (# delinquent units, total \$)
  - e. Becht Reserve Study Update/Status
  - f. Planned reserve expenditures for 2022
5. Unit Owners Forum
6. Unfinished Business
  - a. Declaration & Bylaws Approval Status
  - b. Rules & Regulations Update/Status
  - c. Village Paving Project/Loan-Spring 2022
  - d. Is there any unfinished business we need to discuss?
7. New Business
  - a. 2022 Board Liaison's
  - b. 2022 Conservancy Goals
  - c. Requesting Board ruling on waiving AAI requirement for deck rebuilds Schuck
  - d. Is there any new business you wish to discuss?
8. Committee Reports *PG. 27* Chair
  - a. Communications - Peter DeBisschop (Chair), XXXXXXXXX (Board Liaison)
  - b. Meeting House - Roland Bernier (Chair), XXXXXXXX (Board Liaison)
  - c. Social - Michelle Kronick (Chair), XXXXXXXXXX (Board Liaison)
  - d. Welcome - Nina Pelc-Faszczka (Chair), XXXXXXXXXX (Board Liaison)
  - e. Standards - Brenda Nuhfer (Chair), XXXXXXXXXX (Board Liaison)
  - f. Community Garden- Kevin Wytas (Chair), XXXXXXXX (Board Liaison)
  - g. Document Committee - Cori-Lynn Webber (Chair), XXXXXXXXXX (Board Liaison)
9. Executive Session
  - Attorney Status Report *PG. 33*
  - Delinquencies for month ending December 31, 2021
10. Adjournment 9:00 p.m.