

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: January 26, 2022

STATUS OF THESE MINUTES: First Draft (1/31/2022)

ATTENDANCE:

Directors in Attendance: Dostal, Onessimo, Schuck, Bernier, Rosario (arrived at 7:08 PM), Brand, Devlin, Lemieux, Yalamanchili (arrived at 7:07 PM), Robertson, Boccuzzi

Directors Absent:

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Bernier called the meeting to order at 7:02 PM. At this time Director Bernier recommended that the board familiarize themselves with the community documents and he reviewed Robert's Rules for running a board meeting. He also introduced the board members to the Conservancy.

Directors Boccuzzi, Lemieux, and Brand represent the Town Home Council.

Directors Dostal, Devlin, and Robertson represent the Village Council.

Director Yalamanchil represents Woodmoor (an additional Woodmoor Director is needed).

Director Onessimo represents Duplex Council.

2. APPROVAL OF THE PRECEDING MINUTES: MOTION to approve the Minutes from the November 17, 2021 meeting made by Director Schuck with a second by Director Boccuzzi **PASSED** (Director Yalamanchili and Director Rosario were absent)

3. FINANCIAL REPORT: Director Schuck reviewed the financials for each council and the conservancy as provided by Elite. Director Schuck has created interactive files which allow the board members to participate in their Council's financial status at any time. He has also been reviewing all financial items for accuracy.

The Conservancy	Current Year	\$4,932.97
The Village	Current Year	\$21,936.97
The Ridge	Current Year	(\$2,266.01)
The Duplex	Current Year	(\$6,105.66)
The Townhome	Current Year	(\$9,883.15)

4. MANAGER'S REPORT

- a) *Inspection Reports:* Mr. Kohnle said that only a couple of inspections had been done. More are expected by next month's meeting. There is an uprooted tree at the entrance that will be taken care of. There are several violations that

may result in hearings prior to the February board meeting.

- b) Declaration/Bylaw Update: For the record, as the December minutes are for the annual meeting, the Declaration and Bylaws have been approved and have also been updated.
- c) Scheduled Pending Projects: Mr. Kohnle stated that the only pending project was the tree work mentioned under Inspection Reports.
- d) AAI: Mr. Kohnle stated that AAI's will be handled more proactively. They will be closed in a timelier manner when work is completed and communicated. Sixteen have already been closed since the beginning of the year.
- e) Delinquent Fees: Currently, approximately \$31,000 in delinquent fees are due, seven unit owners make up the majority of the charges. The process of reclaiming these fees was discussed.
- f) Becht Engineering: The last meeting with Becht Engineering was held in September. Since then their progress on the Reserve Study update has slowed. Mr. Kohnle has a meeting with them on February 1.
- g) Planned Reserve Expenditures 2022 - This item will be addressed in "New" business.

5. UNIT OWNERS' FORUM

Levine (Village) – stated that if AAI's are waived for deck rebuilds in Town Home and Duplex Council, it will be done for the time being and not in the future.

Nuhfer (none given) – spoke about her expectations of the board.

Tracy (Duplex) – thanked the board for serving.

Joanne (none given) – said that the recent snow removal was spectacular.

Towers (Village) – thanked Roland for serving as president. She is concerned by the thick layers of salt added to the sidewalks, driveways and her porch. Not only is it being tracked indoors, but dogs are walking on it. A material safety data sheet will be requested from Butler.

Terry (none given) – contested the action taken by the board regarding fault when a tree falls and damages property. An attorney stated to her that it is a CT law that the homeowner whose property is damaged is responsible for damage unless there are specific exemptions. She requested that the board repeal their vote or, at a minimum, refer to the Conservancy attorney.

6. UNFINISHED BUSINESS:

- a) **Declaration and Bylaws** – They were approved by the community prior to the December annual meeting. Last week, Director Bernier signed off on them. The old documents will be removed and the new documents posted.
- b) **Rules and Regulations** - The board will discuss approval of the Rules and Regulations. Notice and Comment will follow.
- c) **Village Paving Project** – The project is moving forward with a start date around the end of March. More updates will be available at that time.

7. NEW BUSINESS:

- a) **Committee Liaisons** – As follows:

Communication – Director Dostal
Meetinghouse – Director Rosario
Landscaping – Director Brand (ad hoc)
Social – Director Onessimo
Welcome – Director Devlin
Standards – Director Robertson
Garden – Director Lemieux
Documents – Director Boccuzzi
Environmental – Director Brand

- b) 2022 Conservancy Goals – A partial list has been compiled. The board will prioritize projects in part based on necessity and cost. The following items were discussed with Mr. Kohnle working to obtain estimates. Voting to approve will happen at a future date.
 - Landscape dead grass area at the corner of Walden Meadow and Pierce with some type of zeroscape/rockscape alternative; Jill Levine to suggest alternatives and cost
 - Repoint cement caps on monuments
 - Repair cement at septic pump cover at the pool
 - Replace broken pool tiles; refurbish pool
 - Replace two benches at the pool

The next items are projects that are currently being processed, with Mr. Kohnle obtaining quotes.

- Replace hot water heaters at the Meeting House and Pool House
- Analysis of Meeting House fire alarm system; may not meet code
- Repair of Meeting House fire suppression system if needed

- c) **Board ruling on waiving AAI requirements for deck rebuilding** – **MOTION** that any Unit Owner in Town Home or Duplex Councils that has an approved AAI for existing stairs, may request the construction company replace them with composite decking and no modification to the original design, at the owner's

expense, without submitting a new AAI. Motion by Director Schuck with a second by Director Robertson. **NO VOTE**

After discussion regarding the complexity of this topic, it was decided to table discussion on the matter until the February meeting. A meeting will also be held with the Duplex Council to determine interest and options.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, February 23, 2022, at 7:00 PM.

11. ADJOURNED:

MOTION to adjourn at 9:15 PM by Director Schuck, seconded by Director Robertson
PASSED Unanimously

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