

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: January 25, 2023

STATUS OF THESE MINUTES:

ATTENDANCE:

Directors in Attendance: Boccuzzi, Brand, Devlin, Dostal, Onessimo, Robertson, Schuck, Moffa, Jones, Henry

Directors Absent: Bernier and Yalamanchili

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Boccuzzi called the meeting to order at 7:03 PM.

2. APPROVAL OF THE PRECEDING MINUTES: Director Moffa made a motion to approve the minutes from the December 7, 2022 Board meeting Director Robertson seconded the motion, no discussion followed. All were in favor except Director Jones who abstained from the vote. Minutes pass 9-0-1

3. FINANCIAL REPORT: Director Schuck reviewed the financials for each council and the conservancy as provided by Elite. Director Schuck presented the spreadsheets for review by the board.

The Conservancy	Current Year	\$5,548.73
The Village	Current Year	\$8,829.07
The Ridge	Current Year	(\$1,967.98
The Duplex	Current Year	\$9,254.97
The Townhome	Current Year	\$6,128.35

4. PROPERTY MANAGER'S REPORT

- a. Summary of Property Manager on-site activity: Enclosed in the Board packet were Chris's onsite inspection reports.
- b. Scheduled Pending Services: Chris is scheduled to meet with Frontier at the Meeting house on February 16 to have internet installed.
- c. AAI Status: Four AAI has been closed out and three new AAI received. There is a total of 26 open AAI's
- d. Delinquent Fees: As of 12/31, there is about \$18k owed to the association but about \$10k of that is made up of fines and late fees. Overall, delinquency is not an issue.

5. UNIT OWNERS' FORUM

- a. Unit Owners were given opportunity to address the Board with thoughts and concerns.

6. UNFINISHED BUSINESS:

a. Conservancy Goals/Project List:

Board reviewed projects/goals for 2023. Chris will add to the list upgrading lights at pool area to LED.

- b. **Invasive Vines:** Board reviewed proposals to focus on pool area vines near the bridge. After discussion, Director Onessimo made a motion to approve the Butler proposal for \$2,446.05 but must be done by 12/31/22, Director Devlin seconded the motion. In favor-Bernier, Boccuzzi, Brand, Devlin, Dostal, Onessimo, and Shuck. Opposed-Robertson. Motion passes 7-1.

7. NEW BUSINESS:

a. Conservancy Goals/Project List:

Board reviewed projects/goals for 2023. Chris will add to the list upgrading lights at pool area to LED. Board also discussed getting more interest and to form a finance committee to oversee the investments with Morgan Stanley, etc.... Add to agenda next month.

- b. **Board Positions & Board Liaisons:** Board reviewed open positions and Director Devlin was appointed as VP. Board also filled vacancies for open liaisons. Only open position currently is secretary and there were no volunteers for that position. Board agreed to try and find someone from the community or outside the community who may be interested.

8. COMMITTEE REPORTS:

Included in Board Packet

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, February 22, 2023, at 7:00 PM.

11. ADJOURNED:

Meeting was adjourned at 8:03 pm.

Respectfully Submitted by,
Recording Secretary