**WALDEN WOODS**

**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE**: January 24, 2024

**STATUS OF THESE MINUTES**: Final

**ATTENDANCE:**

**Directors in Attendance:** Bocuzzi, Moffa, Bernier, Devlin, Dostal, Henry, Laliberte,

Holcomb (representing Duplex), Onessimo, Jones

**Directors Absent:** Yalamanchili, Robertson

**Elite Property Management Representative**: Chris Kohnle, Property Manager.

1. **CALL TO ORDER:**

Director John called the meeting to order at 7:01 PM.

1. **APPROVAL OF THE PRECEDING MINUTES:** Minutes from the December 13, 2023 BOD Meeting were reviewed and approved with no changes. John motioned to approve the minutes. Fred seconded the motion. Remaining Board were in favor and approval of minutes. None opposed.
2. **FINANCIAL REPORT:** Financials as of December 13, 2023, were submitted to each Board Member. Ken reviewed the Budget.

The Conservancy current year net income is $13,170.60

The Village current year net income is $14,008.57

The Ridge current year net income is $3,557.88

The Duplex current year net income is $10,651.70

The Townhome current year net income is $12,842.28

1. **PROPERTY MANAGER’S REPORT**
   1. **Summary of Property Manager on-site activity:**

Insurance Inspector was on the property with Chris. They walked the property and Inspector took pictures. There were no red flags given by the Insurance Inspector.

* 1. **Scheduled Pending Services:**

Not much activity currently other than snow removal and normal maintenance of the property.

* 1. **AAI status:**

Closed one AAI this past month and one new one was added. Currently there are a total of 15 AAI’s open. Some AAIs have been listed for a number of months. They are left listed because the owners have not changed the status. There could be delays in availablilty of contractors, etc.

* 1. **Deliquent fees:**

There are 3 units in collections and 8 units make the bulk of the fees. Currently there is $21,000 owed to the Association but $11,000 are fines and late fees. Additionally, $2,900 is for Duplex deck steps.

1. **UNIT OWNERS’ FORUM –** Unit Owners were given opportunity to address the Board with thoughts and concerns.
2. **UNFINISHED BUSINESS:**
   1. **Conservancy Goals/Projects 2024:**

*Tennis Courts/Pickle Ball* – discussion ensued regarding the options for the current Tennis Courts and converting them to Pickleball Courts. These are the options from Hinding.

Pool Court – Option to resurface/convert to three pickle ball courts – Cost $40,364

Pool Court – Complete Rebuild Post Tension Concrete – Cost $215,000

Pool Court – Complete Rebuild Asphalt – Cost $144,000

Ball Field Court – Refurbish – Cost $19,000

Discussion also ensued about Walden Wood’s Declarations that currently states that the Property has Tennis Courts. It was questioned whether it would be a problem to convert to Pickle Ball Courts without changing the Declarations. Chris is going to check with the Attorney to determine if there is a problem making this conversion.

It was also discussed about putting benches around the Ball Field Court. That was tabled and will be discussed when new pool furniture is being discussed.

Fred motioned to move forward with:

*Pool Court – Option to resurface/convert to three pickle ball courts – Cost $40,364*

*Ball Field Court – Refurbish – Cost $19,000.* Roland seconded the motion. All were in favor with two opposed (Ken & Dieter). This approval will be based on the response back from the Attorney regarding the Declarations.

*Pool Fob System* will need to be complete this year.

*Meeting House Renovations* will have upgrades starting in Febrary.

Floors and Countertops to be replaced - $14,200

Painting - $4,300

Purchase new Furniture and Appliances - $7,000

Total Renovations will be $25,500

*New Furniture for Pool* – this will be discussed as we move closer to the pool opening for the season.

*Sprinker System* – ADT found issues with Sprinkler System. Cost of repair is $4,059.25. Brian motioned to approve repair and Fred seconded the motion. All were in favor and no one opposed.

*Pool Road to be Refurbished* – Beebe quoted $19,000 - $20,000. It was requestd that a sample of what Beebe is recommending for the road to be obtained. Chris will get the sample from Beebe.

* 1. **Butler Contract 2023-2026:**

Changes have been made and Chris is just waiting for Mr. Butler to sign contract.

* 1. **Unfinished Business:** No unfinished business to discuss

1. **NEW BUSINESS**
   1. **Board Officers**

New Board Officers were voted on and approved:

President – John Bocuzzi

Vice President – Russell Devlin

Treasurer – Ken Laliberte

Roland agreed to be on the *Community Garden Committee*. Diane Bernier is the Chair and should be changed from Kevin Wytas.

Dieter agree to be on the *Long Range Planning Committee* as Board Liaison

Katheleen Tracey agree to help with the *Welcome Committee*. Russ is going to confirm with Nina Pelc-Faszcza as to her continued commitment.

* 1. **New Business to Discuss**

There was discussion about having the ability to have Zoom working in the Meeting house. The problem is with the sound. Louis is going to look into microphone options.

Different ammenity options were presented to the Board a few months ago. It was discussed to reach out to the Community to have their opinions on what they would like to have added. An email will go out to the community to obtain their desires. A survey was recommended for this request and it can be done for free on Google Forms.

1. **COMMITTEE REPORTS:**

Included in Board Packet

1. **EXECUTIVE SESSION:**

None

1. **NEXT BOARD MEETING**:

February 28, 2024, at 7:00 PM. This meeting will be via GoToMeeting.

1. **ADJOURNED**:

Meeting was adjourned at 9:02 pm. John motioned to adjourn the Meeting and Roland seconded the motion.

Respectfully Submitted by,

Regina Sanchez