

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: July 28, 2021

STATUS OF THESE MINUTES: First Draft (8/7/2021)

ATTENDANCE:

Directors in Attendance: Dostal, Onessimo, Schuck, Devlin, Lattimer (left 7:50 PM), Yalamanchili, Pelc-Faszczka (arrived 7:05 PM), Rosario (arrived 7:08 PM)

Directors Absent: Raupach, Patel, Dange

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

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

2. APPROVAL OF THE PRECEDING MINUTES: MOTION to approve the Minutes from the June 30, 2021, meeting by Director Pelc-Faszczka with a second by Director Yalamanchili PASSED 5 yes, 2 abstain (Lattimer and Onessimo)

3. FINANCIAL REPORT: Director Yalamanchili reviewed the financials for each council and the conservancy as provided by Elite. Mr. Kohnle further reviewed these numbers. **MOTION** to approve the financial report by Director Onessimo with a second by Director Devlin PASSED Unanimously

The Conservancy	Current Year	\$26,892.86
The Village	Current Year	\$27,391.18
The Ridge	Current Year	(\$975.32)
The Duplex	Current Year	\$10,482.22
The Townhome	Current Year	\$13,903.00

4. MANAGER'S REPORT

- a) **Inspection Reports:** Mr. Kohnle explained that there are currently only two reports, but more are expected in the next month. Director Schuck noted that deck work is currently being done.
- b) **Declaration/Bylaw Update:** There are currently 135 response ballots received. A minimum of 222 are required to approve the updates. This count includes the votes from the units owned by CWD.

- c) Declaration change to open amenities: Mr. Kohnle confirmed that the number of votes needed to reopen the amenities had been received. The anticipated opening of the pool is expected on July 29, 2021. There had been a key fob malfunction that was resolved by Mr. Kohnle. A memo will be sent on July 29 regarding the amenities reopening and additional COVID-19 guidance. Signage has been posted, stating that no pool furniture is to be used. Director Schuck emphasized the good work having been done by both the signature gatherers as well as the Reopening Committee. He thanked Roland and Barb for a job well done. He also stated that this proves that signature gathering can be done quickly. He suggested a committee be formed for the Declaration/Bylaw Update signature requirement.
- d) Tree Work: Mr. Kohnle stated that tree work is currently being done.
- e) Budget: Mr. Kohnle explained that there will be upcoming budget workshops for the board members. He suggested that the board begin considering funding projects that their council feels are appropriate.

5. UNIT OWNERS' FORUM

Peters (Ridge) – questioned available funding for tree work in particular the work being done in the Ridge near his home. He also inquired about money to update the clubhouse.

Levine (Village) – stated the need for both a Duplex and Ridge board liaison to the Standards Committee.

Theda (Duplex) – requested that the board pay close attention to the council reserves as well as what amount is available to date.

Henry (Last Leaf) – requested that contractor work be verified upon completion to guarantee high standards of work.

Rosario (Duplex) – questioned if power washing and trim painting work has been double checked.

Lemieux (Townhome) – shared concerns about a tree struck by lightning, dead grass in yards and the overgrown community gardens.

Johnson (none given) – stated that the Welcome Committee would like to resume in home visits, she requested the board's consideration. She asked if in-person meetings had been discussed by the board.

Ellis (none given) – asked how the pool fob access could be restricted to only those who have submitted waivers.

Robinson (none given) – stated interest in becoming a member of the Standards Committee.

Kramer (Village) – explained that she had not been given a pool fob at the time of her property purchase. Her realtor stated they never received one.

Johnson (Village) – no fob was given at the time of her home purchase either.

DeBisschop (Village) – stated the need for an Executive Session to address the delinquent special assessments and fees. Also questioned available funds for projects not being addressed.

Doucette (Rhodera) – grass and dirt quality issues on Rhodera. Suggested the use of gutter guards, as she had in June. She expressed concern about rabbit and vermin issues due to the overgrown community gardens.

6. UNFINISHED BUSINESS:

- a) **Rules and Regulations** - Mr. Kohnle said that a three-hour meeting had been held regarding these updates. There will be a follow-up with the attorney. The new document will be cross-referenced with the new Declaration/Bylaws, which still need approval.
- b) **Village Paving Project** – The interview process is ongoing. Final costs need to be negotiated. Village directors to meet with the attorney to discuss changes to the loan documentation.
- c) **2021 Amenities Status** – Mr. Kohnle stated that everything will be open as of July 29, 2021. He stated his hope that the community follow the rules as created by the Reopening Committee.

7. NEW BUSINESS:

1. **Expenses Associated with Tree Damage** – Mr. Kohnle stated that the current process in place follows Conservancy guidelines and standard homeowner responsibility. **MOTION** that if damage from a tree or tree limb that originates from the defined boundary of the conservancy area or one of the councils falls on or causes damage to the property of another council or the conservancy area, the responsibility for the cost of removal and or repair of any damage would fall on the council or the conservancy from where the tree or limb originated from by Director Devlin with a second by Director Dostal. Discussion included Director Schuck's concerns that this made the Conservancy shoulder most of the responsibility. Director Devlin said that this may force the Conservancy to address dangerous trees prior to damage. He stated that homeowner insurance would cover damage cost, but tree removal cost would be based on the tree's location. Director Schuck also stated that this does not address common or limited common elements. It was decided to table this topic for review and motion revision at the August meeting. No vote was taken.
2. **Mailbox Fine** – Tabled till the August meeting.

3. **Becht Reserve Study** – Mr. Kohnle stated that this is a yearly cost of \$500 for review. A meeting will be held with Becht in the next few weeks.

8. COMMITTEE REPORTS:

- a) Communication Committee – annual renewal of the Zoom user agreement. A single account was authorized in the amount of \$150.00.

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, August 25, 2021, at 7:00 PM

11. ADJOURNED:

MOTION to adjourn at 8:47 PM by Director Schuck, seconded by Director Yalamanchili
PASSED Unanimously

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