

**BOARD OF DIRECTORS MEETING MINUTES**  
**July 26, 2006**

**PRESENT:**

Joe Sikora	Rick Ericson
Charles Wimberley	Barry Towers
Joe Palladino	Deborah Giampolo
Frank Goeckler – Elite Management	

**Call to Order** – President Joe Sikora called the meeting to order at 7:30 PM.

**Homeowner Forum**

- Warren Johnson stated his concern about the delay in getting the rules of the Conservancy completed and approved. The concern arises from the fact that the new residents are moving into Walden Woods and Country Walk and are being distributed packets upon their arrival.
- Bob Ellis, representing the Welcoming Committee, stated concern regarding potential changes to the outside of the units of Country Walk made by owners, since the landscaping is all the same. It was determined that they will have to get prior approval from the Standards Committee through the use of AAI forms. Based on the configuration of these units, anything on the outside of the sheetrock must get prior approval from the Standards Committee.
- Polly Ellis stated that curb cuts in Country Walk are a concern due to the height. It was determined that the roads are not complete at the present time. Further evaluation will be done once the roads are completed.
- Ruth Casagrande asked about parking for the upcoming tag sale on August 12<sup>th</sup>.
- Jan Moller stated that he had four to five responses for uses of the ballfield. Bob Ellis also stated that he has received about five responses, with an equal distribution of both pro and con comments.

**Approval of the Minutes**

The reading of the minutes was waived, a copy having been emailed to the members of the Board, corrected and re-emailed. It was moved and seconded to approve the minutes, as they appeared in the email.

**Financial Report**

Joe Palladino stated that the Conservancy reserves are \$88,000. The Meetinghouse budget is over by \$8,000 due to the repair of the front doors. All other expenses are on target.

**Property Manager Report**

- Meetinghouse – A contractor is being hired to replace some rotting clapboard. Extreme Maintenance will also give an estimate on wood repair and refinishing the exterior of the Meetinghouse.
- Pond Fountain – The unit is to be installed by Russo.
- Entrance Pillars – Caps on these units will be painted at no cost.
- Baystate Environmental – Once the environmental report for the big pond comes in and the bill is issued, the Conservancy will split the bill with Connecticut Windsor Developers.
- Tennis net – The gear mechanism will be replaced once a unit is found.
- Pool – Keegan stained the deck and steps. Some concern was raised regarding the attendant not showing up on time and leaving early. Elite will investigate the situation. Betty Harner described a situation where the pool was open but the cabanas were closed and suggested a sign should be available for such situations.
- Storm Basin – Work is to be completed in August.

**Old Business**

- Developer Issues – There have been some complaints regarding the aesthetics of the construction site. Joe Sikora will speak with the construction manager to police the area and clean up excess debris.
- Meetinghouse Rules Revision – Rules to the Meetinghouse have been revised to make the facility more attractive for rental for social events. A motion to approve the new rules was made and the rules were approved.

**New Business**

- Village Council and the fence project – 36 units are still to be completed. A proposal will be presented to the Council for a special assessment to cover the cost of completing the fences this year. A survey will be submitted to the Village Council. A 75% approval must be received in order to enact the assessment.

**Adjournment**

It was moved and seconded that the meeting be adjourned at 8:30 PM.

Respectfully Submitted,

Charles Wimberley – Secretary

Approved:

Joe Sikora – President