***Walden Woods Conservancy***

***Board of Directors Meeting***

***Wednesday July 27th,2016***

*Meeting House*

***7:00 P.M.***

***Call to Order-7-06 p.m. Lattimer***

*Attendees: Andrew ,Brian O, Terry T, Kathleen T. Lynn O, Pat T, John B, Andrew L, Jim N. Chris K*

*Absent : Carol OD, Marlene T. Susan R*

*Approval of Minutes Preceding Meeting- Minutes – Minutes approval unanimous*

*Financials for month ending June 30 ,2016*

*Contract Services- YTD Budget-61,997.00*

*Reserves Income Expenses-YTD Budget $30,284*

*Net Income/Loss-.00*

**Total Assets -973,867**

Water Bill not in at time of meeting

***Managers Report***

*Inspection Report- Chris*

 Boundaries Communications Committee Presentation . Boundaries were not reviewed moved to next meeting.

Pool Vandalism- Camera at the pool was broken Chris found the destroyed camera in the woods outside the pool.

 New Pool filter was installed and appears to be working well.

 Village Mailboxes to be installed by Aug. 5th.

Evergreen to review Tree needs and get quotes for all areas.

Pool Cabana needs to be painted Chris to follow up and get quote for the project.

 **Standards Committee**

634 Thoreau Circle

 The homeowner and the Realtor presented the plan to move forward with the restoration.

 Ken presented a sketch of the proposed the home 2500 square foot design that will be restored. 80% of the home was structurally sound. The garage will be saved and other restoration will be done on the first floor. The relator will present the necessary paperwork and permits . Contractor is bonded and approved pending town approval.

 Standards Committee to schedule a special meeting for Aug 8th to review all of the required paper work and required. Homeowner agreed the Aug 8th meeting.

 Homeowner will provide a dumpster on the property. The dumpster will be on property by Aug 8th. that Woodmoor residence are informed of the new construction. Chris will send out a notification to all homeowners. There may be a special Standards committee to review the status of the 634 Thoreau Circle restoration project .CO is expected by Thanksgiving.

 37 Knollwood North – AAI approval process

 The home owner presented the AAI request for the addition of a deck off the back of the home . The desk will be located inside the fencing in the back of the home. The homeowner questioned the time that it took to have the Standards Committee to approve the request. Which was approved after 5 weeks. As a result of the delay the contractor will not be able to schedule the work start time for the project.

 Patricia the Standards Committee Chairman explained that the Standards Committee meets only monthly and there some times delays in communication when the AAI are processed through Elite. Chris indicated that he would look into the issue.

 **Committee Reports**

 ***Standards Committee*** – No report for the month of July

 ***Welcome Committee***

* **Welcome Letters Sent**
* *1 Duplex Renter*
* *2 Townhome Renters*
* ***Visits to be Made:***
* *1 Duplex Owner*
* *1 Duplex Renter*

***Communications Committee***

***Six favorable responses to Boundaries Presentation from the Directors .***

 ***Documents Committee- Waiting for documents from Perlstein***

***Waiting for information from Attorney Perlstein.***

***Environmental Committee***

 ***Poison Ivy by the pool area needs to be cut back and sprayed***

***Meeting House Committee***

***Peter Bisschop will arrange a special meeting with the Meeting House Committee to review what assistance is needed in order to continue renting the meeting house the meeting will be scheduled for August 3rd at 7:00***

***Meeting Adjournment : 9:20 p.m.***