

**Walden Woods Conservancy
Committee Reports
June 2021**

Communications: (Peter D.)

There is nothing new to report this month.

Documents: (Cori W.)

Enclosed for your review.

Meeting House:(Roland B.)

- Earlier in the month we had the front door area scraped and repainted. This included the front door, the three French doors and the window at the front. They did a nice job.
- We also decided to replace the kitchen faucet and the sink in the bathroom next to the kitchen. Peter DeBisschop purchased the materials and did the installation himself. Total cost less than \$200.
- We also have a plan to paint the bathroom and the kitchen sometime this summer.

Recreation & Social Committee: (Michelle K.)

There is nothing new to report this month.

Standards: (Jill L.)

Enclosed for your review.

Welcome: (Ruth J.)

Welcome Committee Report 5/18-6/22/21

Welcome Letters Sent: 1 (Woodmoor owner)

One "welcome email" was sent to a new Village owner who recently moved from a Woodmoor home.

The Welcome Committee will be meeting this coming month to determine how we "emerge" from the pandemic.

Documents committee report June 2021

Since the last report the documents committee has met several times. During those meetings we reviewed the following:

- the existing rules
- proposed maintenance documents for the duplexes and townhomes/village attached
- new collection policy at the strong urging of Attorney Ryan
- AAI form changes
- proposed declaration amendment and hold harmless agreement with respect to the amenities

We attended a three-hour meeting on June 3 with attorney Ryan and Chris to go over the working document we had gotten through so far and left with a lot of homework.

The documents were all finalized with last comments and questions for attorney Ryan incorporating his comments and changes on June 10 and returned to Chris. Chris has forwarded all those documents to attorney Ryan for his comment and presentation to the board. The questions that were left within the documents were minimal given the size of the project, and Attorney Ryan's input at this point is something the board can act on or there is the possibility of another meeting with Attorney Ryan to incorporate his recommendations. In general his comments were that we should avoid creating obligations for the Conservancy and Councils that don't exist in the law, and that our rules should try to avoid creating liability. Where he saw that overreach he actively changed some of the existing rules and the amended drafts. On the more controversial topics like signs, parking and pets we incorporated the ability of the board to act or refrain from acting within its discretion.

As of 6/25/21 Chris has not heard back from Attorney Ryan on the documents, you will have to get your update from him. C Webber and T Marinelli

Jahney Grier

To: Chris Kohnle
Subject: Elite Property Management - Walden Woods Conservancy - Committee Reports

Standards Committee Report - June 2021

SC met on June 1 via Zoom. All members were present.

Several unit owners were also present and posed questions as follows:

1. Standards regarding porch light replacement on a Village home
2. Process for replacing soft wood on a deck (Townhome/Duplex)
3. Status of the amenities' reopening - unit owner was advised that this was not within the jurisdiction of the SC and to attend June 2 board meeting to ask their question.

Theda Marinelli (SC member) and Cori Webber (non-member) are working as a committee to bring the Rules document up to date and in a more cohesive format. They met with the attorney in early June and are working to incorporate Attorney Ryan's recommendations. It is their hope to send the draft rules document to the Board for it's next meeting. Upon approval, it will be published for Notice and Comment by unit owners. No vote will be required by the community.

AAs continue to be processed well within the 30-day time limit.

Finally, for informational purposes only, the committee discussed future meeting venues. It was generally felt that holding meetings via Zoom at least for the foreseeable future was working well. Peter DeBisshop advised that there is no internet connectability in the Meeting House - only audio capability. It was the consensus of the members that holding our meetings via Zoom is preferable until such time that all the amenities (including the Meeting House) are reopened and everyone is comfortable meeting in person which is not the case at this time.

Respectfully submitted,

Jill Levine, Chair