

**3WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** June 30, 2021

**STATUS OF THESE MINUTES:** First Draft (7/10/2021)

**ATTENDANCE:**

**Directors in Attendance:** Dostal, Patel, Schuck, Devlin, Raupach, Yalamanchili, Pelc-Faszczka (arrived 7:50PM), Dange

**Directors Absent:** Lattimer, Onessimo, Rosario

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

**1. CALL TO ORDER:**

Director Devlin called the meeting to order at 7:08 PM.

**2. APPROVAL OF THE PRECEDING MINUTES: MOTION** to approve the Minutes from the June 2, 2021, meeting by Director Devlin with a second by Director Dostal PASSED

Director Schuck requested that the format of the motion in the May Minutes under Amenities, be clarified so it is clear who made the motion. Ms. Daly, the stenographer, explained that the format of the motions in the minutes has remained the same for the last several years and also follows standard formatting procedures. No changes were required.

**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 Devlin with a second by Director Patel PASSED

The Conservancy	Current Year	\$23,667.26
The Village	Current Year	\$26,175.38
The Ridge	Current Year	(\$983.46)
The Duplex	Current Year	\$5,547.15
The Townhome	Current Year	\$12,704.73

**4. MANAGER'S REPORT**

- a) Inspection Reports: Mr. Kohnle stated that there has been progress around the Conservancy. Included in the board packet are seven pages of the details.
- b) Declaration/Bylaw Update: There are currently 120 response ballots received. A minimum of 222 are required to approve the updates. Mr. Kohnle is optimistic that the required votes will be received by the next meeting.

- c) Declaration change to open amenities: Mr. Kohnle confirmed that emails and mailings went out to unit owners on June 28. The committee that was created for the purpose of reopening amenities will be visiting unit owners to collect the waiver and responses. Mr. Kohnle stated that the pool would be maintained but covered until the 222 approval responses are received. He clarified that although the two declaration votes are completely separate, the committee may request those votes as well. There was discussion regarding the confusing nature of the documents, the need to have all amenity users sign the waiver, and the possibility of restricting fob access to the pool if waivers have not been returned.

## 5. UNIT OWNERS' FORUM

**Barbara (not given)** – asked if the pool company had been contacted for the season.

**Tracy (Village)** – asked clarifying questions about both declaration documents. Also asked about the tracking of the fobs in the event waivers are not signed.

**Peters (Ridge)** – asked if the board is able to change the % of unit owner responses required to accept these declarations as they seem to take a long time. He volunteered to assist the committee to get signatures. He also inquired if tree work had been done yet this year.

**DeBisschop (Village)** – asked if unpaid special assessment fees will result in a lien against property if left unpaid.

**Porco (not given)** – clarified that, unit renters are only responsible for the waiver and asked where she could get her fob.

**Youness (not given)** – asked if the declaration/bylaw vote had been the first that had been done that required 67% of unit owner votes. Stated that this could be done in a much better way. Suggested only activating a unit's fobs when the waiver is submitted.

**Levine (Village)** – requested a Ridge Council member join the Standards Committee.

**Bernier (Duplex)** – explained that the pool committee has a list of recommendations for reopening. They will be provided to the board.

**Jones (none given)** – asked why this process is happening when the state is reopening.

**M. Schuck (Duplex)** – she explained that years ago, when a vote needed 67%, it was completed in a weekend.

**Lemieux (not given)** – stated that “we can make this happen, and if you're concerned...volunteer.”

**Brick (not given)** – inquired of Mr. Kohnle if there is an August 6 deadline, for pool reopening, if when the goal is reached can the pool be opened sooner.

**Doucette (not given)** – stated that gutters need to be cleaned, gutter guards installed and there are weed whacking issues.

## 6. UNFINISHED BUSINESS:

- a) **Rules and Regulations** - Mr. Kohnle said that the committee took the feedback from the attorney meeting and made appropriate changes then sent it back for review. Notice and Comment are the only requirement for the document, no voting.
- b) **Village Paving Project** – Currently, one interview has been completed with a second company being scheduled for an interview.
- c) **2021 Amenities Status** – Mr. Kohnle stated that the pool is being maintained in anticipation of a reopening. There is an August 6 deadline for receiving the needed 66% of the unit owner's vote. If the responses needed are complete prior to the August date, reopening will proceed.

## 7. NEW BUSINESS:

1. **Conservancy Tree Work** – Mr. Kohnle said that a quote from Evergreen has been reviewed and that the majority of the work relates to several pine trees that are a cause for concern. One of these trees broke and damaged a home. **MOTION** to approve items 1 and 2 of the Evergreen tree work quotes by Director Devlin with a second by Director Yalamanchili PASSED. Director Yalamanchili said that there is a stump along the Amazon property that needs to be addressed.
2. **Expense to tree damage** – Mr. Kohnle explained that tree damage occurred to a fence in the Village. Cost was assessed to the Village. He said that the Board is able to change that as the tree was a Conservancy tree. During discussion, it was determined that the last time this type of situation occurred it had been prior to the new boundaries. Director Schuck explained what a “no-fault community” was, and that consistency was needed for the future. Director Devlin requested this item be tabled until the July meeting when proper wording for a Motion can be discussed.
3. **Mailbox Fine** – Tabled till the July meeting.
4. **Past Board Member Announcement** – Director Raupach informed the community that past board member, Joe Palladino, had passed away. She offered her condolences and shared her appreciation for the work he had done with Walden Woods.
5. **Calendar** – Director Patel asked that Mr. Kohnle arrange for Butler to come to the July meeting. Mr. Kohnle suggested that any concerns or

complaints be sent to Elite, so Butler is able to respond to them at the meeting.

**8. COMMITTEE REPORTS:**

None

**9. EXECUTIVE SESSION:**

None

**10. NEXT BOARD MEETING:** Wednesday, July 28, 2021, at 7:00 PM

**11. ADJOURNED:**

MOTION to adjourn at 8:56 PM by Director Raupach, seconded by Director Patel PASSED.

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