

*Walden Woods Conservancy
Board of Directors Meeting
June 29, 2022
Virtual Meeting-GoToMeeting - 7:00 P.M.
AGENDA*

Hearing- None

1. Call to Order Bernier

2. Approval of Minutes of May 25, 2022 Board meeting along with Special meetings held May 4 & June 8

3. Review Financial Reports Schuck
 - Financials for month ending May 31, 2022, *PG. 9*

4. Property Manager's Report *PG. 21* Kohnle
 - a. Summary of Property Manager on-site activity
 - (i) Major open issues (insurance claims, extraordinary expenses)
 - b. Scheduled pending services (power washing, tree work, gutters, decks, etc.)
 - c. AAI status (open, pending inspections, closed)
 - d. Delinquent fees (# delinquent units, total \$)
 - e. Update on % of units leased broken down by Council and then an overall % for the Conservancy. Update on how leases are managed and how compliance is enforced (Declarations Section 10.14)

5. Unit Owners Forum

6. Unfinished Business
 - a. Rules & Regulations Status/Update
 - b. Conservancy Goals/Projects List
 - c. Motion/Discussion on replacement cost for pool fobs
 - d. Thank you to John and Angela Netkovick for the beautiful Little Library at the MH
 - e. Is there any unfinished business we need to discuss?

7. New Business
 - a. Invasive Vines
 - b. Butler Irrigation Report/Issues
 - c. Is there any new business you wish to discuss?

8. Committee Reports *PG. 40* Chair
 - a. Communications - Peter DeBisschop (Chair), Dieter Dostal (Board Liaison)
 - b. Meeting House - Roland Bernier (Chair), Milna Rosario (Board Liaison)
 - c. Social - Michelle Kronick (Chair), Brian Onessimo (Board Liaison)
 - d. Welcome - Nina Pelc-Faszczka (Chair), Russ Devlin (Board Liaison)
 - e. Standards - Brenda Nuhfer (Chair), Bill Robertson (Board Liaison)
 - f. Community Garden- Kevin Wytas (Chair), Gerri Lemieux (Board Liaison)
 - g. Document Committee - Cori-Lynn Webber (Chair), John Boccuzzi (Board Liaison)

h. Environmental Committee- Glenn Brand (Chair) XXXXXXXX (Board Liaison)

9. Executive Session

- Attorney Status Report *PG. 47*
- Delinquencies for month ending May 31, 2022

10. Adjournment

9:00 p.m.