

WALDEN WOODS

BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: June 25, 2025

STATUS OF THESE MINUTES: Final

ATTENDANCE:

Directors in Attendance: Moffa, Coleman, Holcomb, Onessimo, Devlin, Robertson, Dostal, Jones, Henry, Laliberte, Yalamanchili

Directors Absent: Bocuzzi

Elite Property Management Representative: Chris Kohnle

1. CALL TO ORDER:

Director Russ called the meeting to order at 6:32 PM.

2. APPROVAL OF THE PRECEDING MINUTES: Minutes from the May 28, 2025, Board of Director's Meeting were reviewed, and two minor changes were made. Fred motioned to approve the Minutes. Louis seconded the motion. Gordon and Bill abstained, and no one opposed. Balance of the Board were in favor.

3. FINANCIAL REPORT: Financials as of May 28, 2025, were submitted to each Board Member. Ken reviewed the Budget with the Board.

Walden Woods June 25, 2025 Conservancy Mtg Treasurer's Report						
2025 Reserve Fund Accounts as of 6/25/2025						
Council	Held CD's	Total MS Pref Savings	Total Held CD's + MSPS	Cash	MS Fund @6/25/25	% of MS @4%
Conservancy	\$195,000	\$85,957	\$280,957	\$12,883	\$293,841	95.6%
Duplex	\$100,000	\$774	\$100,774	\$33,348	\$134,122	75.1%
Ridge	\$0	\$6,141	\$6,141	\$221,379	\$227,519	2.7%
Townhome	\$746,000	\$28,670	\$774,670	\$26,838	\$801,508	96.7%
Village	\$175,000	\$25,610	\$200,610	\$10,254	\$210,864	95.1%
	\$1,216,000	\$147,151	\$1,363,151	\$304,702	\$1,667,853	81.7%
1. As of 6/25/25, all 5 Council's Reserve Accounts have received five (5) January through May "Transfer to Reserves" Payments						
2. Conservancy has a \$150,000 CD Maturing on 6/27/2025. Current Liquidity @\$98,840. I propose a replacement CD and moving eligible \$'s into the High Yield Savings						
3. Before any Reserve Fund withdrawals, EPM will provide Info on amount/purpose of withdrawal to BOD at least 30 Days in Advance						
4. Expensive Future Cost Elements are coming - Decks, Paving, Roofing & Siding plus all other Cost Elements + Unexpected Expenses						
5. To meet future Reserve Obligations, the New \$'s going into the Reserve Funds must be trending upward by 2% to 5% Annually						
Operating Budget as of 5/30/2025						
1. I will be meeting with our Accountants next week and will report back to the BOD once I reach agreement on the 2024 FY Audit						
2. Generating Oper Exp Budget Deficits threatens to push our New Reserve Contribution \$'s below the level Needed to meet our Obligations.						
3 Our Obligation - Maintain & Enhance Walden Woods. If Under Budget, Great! If not, fulfill our Obligation & adjust the budget next year.						

4. PROPERTY MANAGER'S REPORT

a. Summary of Property Manager on-site activity:

On-site activity report starts on page 20 of the BOD Package. Manager's Report is found on pages 18 and 19.

b. Scheduled Pending Services:

There was a lot of pool attention this past month and much activity there.

Normal maintenance in the Community is ongoing.

Mulching in the Community is done, and the irrigation system is fully up and running.

Gutters have been cleaned as well.

Next month trimming will begin on the shrubs.

c. AAI status:

One AAI has closed since the 05/28/25 meeting. There are four new AAI requests and currently 14 AAIs are open.

d. Delinquent fees:

There are 2 units in Collections and there will be a few more added. Eight units make up all the fees. As of 5/28/25, there is a total of \$15K owed to the Association, \$7K are fines and late fees.

5. UNIT OWNERS' FORUM – Unit Owners were given the opportunity to address the Board with thoughts and concerns.

6. UNFINISHED BUSINESS:

CONSERVANCY GOALS

Meeting House – all updates are complete. On July 19th the basement will be cleaned out and volunteers are requested to help. The dumpster will be delivered on the 18th.

Patio at Meeting House – Chris has two quotes for the patio. One is for repairing and the other is for replacing it. This is to be discussed and budgeted in next year's budget.

Court Repairs – A decision will need to be made pertaining to the Proposal from Hinding regarding the repairs on the Tennis/Pickleball Courts. The Courts near the ball field are 10-15 years newer and that is why they are holding up better. The Courts by the pool area are older and you can see its aging. Repairs for the Courts need to be planned yearly in the Budget.

Draft Audit – Ken is meeting with the Auditor on Monday. The Audit will be discussed further at next month's meeting.

Display Case – Chris has not yet investigated the purchase of a Display Case to have Social Committee announcements. This Display Case will be at the Meeting House. He will investigate it for next month.

Pool Furniture – some of the new pool furniture has packing and stickers still on them. Chris will arrange to have them removed.

Walking Path Thoreau Circle/Pierce Blvd – Fence on the walking path needs to be replaced. Butler should also trim the overgrowth on the path.

Court Damage from electric scooter – quote for repair pending.

7. NEW BUSINESS

Court Benches – It was requested that 3 more benches be purchased for the Courts. The price is \$1395. They are the same benches that were just purchased. Beth motioned to approve the purchase of 3 benches for \$1395, and Fred seconded the motion. All were in favor.

Pool Area – it was recommended that a sign be posted in the pool area that pets are not allowed in the pool. Also, it was questioned about the pool policy for smoking. Chris is going to check the Bylaws regarding both these issues.

Financials – The Financials as of 6/30/25 will be available at next month's meeting so Budget planning for 2026 can begin.

8. COMMITTEE REPORTS:

Social Committee – Happy Hour at the Pool was a success. Movie night was also a success, but the mosquitos were very bad. It was requested that the grounds be sprayed before the next Movie night. Chris will investigate getting a price for having the Meeting House area sprayed either the day before or the day of the Movie. Otherwise, it was recommended to get Yard Guards.

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING:

July 30, 2025, at 6:30 PM.

11. ADJOURNED:

Meeting was adjourned at 7:30 pm. Fred motioned to adjourn the Meeting. Rao seconded the motion.

Respectfully Submitted by,
Regina Sanchez