# BOARD OF DIRECTORS MEETING MINUTES June 21, 2006

PRESENT:

Joe Sikora Rick Ericson
Charles Wimberley Barry Towers
Joe Palladino

ABSENT:

Deborah Giampolo

Frank Goeckler - Elite Management

**Call to Order** – President Joe Sikora called the meeting to order at 7:30 PM.

#### Homeowner Forum

- Bob Ellis had a question regarding the orientation of the backstop for the ballfield. Joe Sikora stated that the orientation was decided as part of the agreement with Culbro.
- The playground proposal is still being investigated by some homeowners and may get the Recreation Committee involved.
- A concern for security for all of these areas was raised. A suggestion was made to get the Windsor Police involved with doing some additional patrolling of these areas while on their rounds.

#### **Approval of the Minutes**

The reading of the minutes was waived, a copy having been emailed to the members of the Board, corrected and re-emailed. It was moved and seconded to approve the minutes, as they appeared in the email.

## **Financial Report**

Joe Palladino reported that meetinghouse repairs have caused that individual budget to be over. Outside of that, all other expenses are in line with the budget.

**Property Manager Report** – Joe Sikora gave the report in Frank Goeckler's absence.

- Cabana painting has been completed for the year.
- The pool deck has been stained.
- Painting of the bridge railing is still to be completed. The Board will look at next year's budget regarding replacement of the railing.
- The fencing around the pool will be painted this year as well.
- The pond fountain acquisition will be voted upon once all of the pricing is in from vendors.
- The entrance pillars are to be painted white. The Property manager is also looking for a sign painting person to repaint the signs on the Knoll areas and the Pool / Tennis Court. Painting of the meetinghouse is under consideration as well.

#### **Old Business**

- The Developer is close to closing some of the condo units over the next few weeks.
- The ballfield backstop is in and the tennis court is almost completed.
- The hiking trail is still awaiting a decision by Culbro for stump removal and poison ivy eradication.
- An engineering company is performing a sonar analysis of the sediment in the pond. At the present time, half of the pond has been completed. Once completed, we will receive a report from the company regarding the amount of sediment present and the cost of dredging.
- Ted's Plumbing has billed the Conservancy for the repair work done in the cabana due to flooding. Our case is still pending with our insurance carrier and we do not have a decision at this time.

### **New Business**

- Ruth Casagrande and the Meeting House Committee, in conjunction with the Recreation Committee, have revised rules to expand usage of the facility. This proposal, once completed, will be forwarded to Deb Giampolo for review.
- Joe Palladino wants to find ways to bring more people into the Conservancy meetings and to get more people involved in the running of the Conservancy. A suggestion was made that since more activities are Council driven, recruitment should be done at every meeting.

# Adjournment

It was moved and seconded that the meeting be adjourned at 8:30 PM.

Respectfully Submitted,

Charles Wimberley – Secretary July 26, 2006

Approved:

Joe Sikora – President