Conservancy Meeting Minutes June 29, 2016

1. Call to Order Brian called the Meeting to Order at 7::04pm
2. Absent: John B. Jim N. Quiana S.C, Pat T. Andrew L
3. Present: Sue R. Terry T. Brian O. Kathleen T. Lynn O. Marlene T. Carol O.
4. Approval of Minutes: notes, Jim’s name added to the list
5. Sue Recording Minutes of this meeting
6. Financial Reports May 18, May 25th Motion to approve minutes Marlene, 2nd Kathleen.
7. Manager Reports: read status report and financial assets
8. Inspection Reports: in packet
9. Boundary-Communications: Peter presented a Boundary Time Table that will be presented to WW Community though several informative hour meetings. This would be a series of Q/A, using word document handout with language of proposed amendment described, descriptive of A5 A6 Maps-to illustrate council boundaries and conservancy boundaries.
10. Chris discussed the 2016 Pool Season. Memorial Day Weekend, Frontier has a line break, with the junction box in the vicinity of the walkway and the tennis court. They replaced the phone cable. The Windsor Health Inspector has approved the pool opening. We have an operational motion light and alarm system at the pool site. Russo Landscapers have placed several large boulders in the back alleyway so vehicles can’t enter from that vicinity. Pool filter is leaking sand, quote on page 20. Savol Pools could replace/repair lateral hub for $2260. Discussion followed Kathleen made motion to spend the money without asking any questions and this was rejected. Terry questioned, “Do we need to replace this with a new filter? Brian interjected “What if we replace instead of repair? Charge was then given Chris to get a quote for replacing the entire filter with a new one. We asked him to use his judgement in sending out an email vote all Directors. Positive vote and money was removed from reserves.
11. Collection & Foreclosure Policies: Notice was given, vote, motion, approve with collection & foreclosure policies with new notification. Kathleen made motion, Marlene second. Vote was taken and unanimously passed. This formality makes sure that residents know this policy.
12. Unit Owners Forum: Unfinished business solar panels, hearing 60 days nothing has changed. Thoreau Residents feel it’s time to take action regarding the 45 days fire restoration owner decision.

 Peter D. spoke regarding Hydro Pro Irrigation and that the 1st zone is deep into the underbrush. He suggested that the brush be pushed back or zone shut off by bridge to tennis court. It has been noted that Russo has trimmed brush by the bridge. Roland Bernier inquired about the pool pump and what would be the length of time needed to do this job? What is the impact on the pool? Does it need to be shut down? Several residents from the Woodmoor Council spoke and/or wrote a letter to the board as well. What did we give the owner permission to do? Residents want everything tightened up for the good of the community and protect our assests. Several residents voiced their concerns to the length of time in resolving neighborhood issue. There was some dialog from Kathleen during unit owners forum…Kathleen responded that action has to be taken and the letter was read aloud to visitors to explain 634 Thoreau Circle fire damaged home. Letter Commenced: June 15, 45 days to respond/act then $50. Per day will be levied, suit will be against owner, home will be demolished and unpaid fees will be collected from the owner. Another resident spoke about the solar panel issue and asked the board to consider are we prepared to do so? Resident requested that we have Russo stop mowing the Thoreau Circle since there is no grass going in the circle.

1. Unfinished business: Solar Panels: It has been 60 days owner has had to remove the solar panels. The homeowner has made no indication as to what he might do. A duplex resident spoke wants it to be a council decision. Brian responded and explained that standards rejected it. The process was followed and adhered to by standards. This is setting precedence and defeats AAI’s. At this time cost back to unit owner, and a lean would be placed on that property. There would be an automatic court order and money would be collectable.
2. 634 Thoreau Circle Fire Restoration Update Confirm Email Vote.45days to take action. There is one of three options. 1. repairing 2. replacing 3. demolishing refer to page 68. Terry states that property is not allowed to transfer. Kathleen sees it as an altering interpretation –repair or demolish as our attorney has suggested. Section 23 Raze and sell as a lot—new owner would be held to this.
3. Other new business to engage at 634 Thoreau… require more specificity, signed contract for demolition , rebuilding signed with a contractor
4. No Executive Session Held this evening. Meeting adjourned 9pm.