

BOARD OF DIRECTORS MEETING MINUTES (June 28, 2017) DRAFT

1. **Attending Directors:** Lattimer, Webber, Boccuzzi, Raupach, Brand, Fitzgerald, Olson-Douglas, Corcoran, Towers, and Tracy.
2. **Absent:** Onessimo, Palladino
3. Chris Kohnle, Property Manager, representing Elite Management
4. **CALL TO ORDER** - President Lattimer called the meeting to order at 7:02 PM.
5. **Approval of the minutes:**
A motion to accept the minutes of May 26, 2017 was moved by Director Tracy, seconded by Director Towers and approved by 9 voting and Director Webber abstaining.
6. **Financial Report:** Director Tracy, referring to the financial information that was provided the Board by Elite, briefly summarized the financial status of the Conservancy, as well as, the various Councils. Minor discussion ensued.
7. **MANAGER'S REPORT:**
 - a) Inspection Reports- Elite summary of field visits and work orders included in Board package was presented.
 - b) Boundaries Update- Revised maps were ready to be distributed after the meeting and everything is in place to begin this process. The goal is to send notice out the first week of August.
 - c) Russo Landscaping/Snow Removal/Fertilization Quote - Quotes are expected back in August in order to be discussed at the August board meeting. Board discussed having equipment off site and would like this quoted.
 - d) 634 TC (Thoreau Circle) Fire restoration – Board discussed this unit is still missing the mailbox which Chris reported it should be installed by the end of the week. Director Webber brought up how some items don't seem to match the original AAI and blue print submitted to Standards Committee and needed to be looked into further. For example, there is a cupola on the garage which wasn't part of the AAI. Chris will follow up with owner and AAI. Unit owner also requested to change address, which board didn't mind as long as the town approved and proper documentation is submitted to association.
 - e) Juliet Balconies Violation - The Standards Committee wrote up a report indicating their recommendation to the board which includes removal of the balconies and fines. The board agreed to honor this recommendation and Chris will send letter outlining this result.

- f) Audit Report- Board reviewed audit report from Mark Alliod's office, CPA and authorized year end transfers to be made per the report. Director Webber motioned this, Director Tracy seconded the motion-All were in favor. Director Boccuzzi requested "Country Walk" be removed from the report since that was just a name used for marketing purposed by developer.

8. UNIT OWNERS FORUM:

- a) Unit owners brought up various items such as the AAI process, the proposed pet rules, and the recent thefts in the neighborhood and surrounding towns. All residents were asked to be alert and report anything suspicious to the Windsor Police.

9. UNFINISHED BUSINESS

1. Proposed Pet Rule For Townhome & Duplex Councils- New revised pet rules were discussed which wouldn't have any fees involved, for now, but would require ALL Walden Woods residents to register their dogs and cats. Director Tracy made a motion to accept this new rule, Director Boccuzzi seconded the motion. Discussion followed and voted followed:

In favor- Boccuzzi, Brand, Tracy, Douglas-Olson, Corcoran
Against- Raupach, Webber, Fitzgerald, Towers, Lattimer

Vote is 5-5. Motion doesn't pass.

2. Proposed Garden Rule- Revised garden rules were distributed at the beginning of the meeting and board members needed more time to property review these and make comments. This was tabled to the next meeting.

10. NEW BUSINESS:

- 1) Proposed Various Rules for Townhome Council- This was tabled until the next meeting.
- 2) Hearing Result- Board held a hearing at 6:45pm prior to the board meeting regarding a fine. Unit owners attended and requested the board rescind the fine. Board discussed this request and Director Tracy made a motion to waive the fine on this unit, Director Raupach seconded the motion, Discussed followed and vote followed:

In favor-Raupach, Boccuzzi, Brand, Tracy, Fitzgerald, Douglas-Olson
Against-Webber, Lattimer, Towers, and Corcoran.

Vote is 6-4. Motion passes.

- 3) Pool Code- Board discussed recent issues at pool due to owners letting people into the pool who don't have or know the code. The board would like a quote to install a more secure key card system which would only allow access with the key card. Chris will obtain quotes for this. In the meantime, the pool code will be changed in the next couple weeks to allow ample notice to owners when the new code will be active.

11. COMMITTEE REPORTS:

- a) Committee reports are submitted by the various committees and are incorporated as part of the monthly Board Package considered by the BOD.

12. EXECUTIVE SESSION: There was no session held after the close of the regular Board meeting.

13. NEXT BOARD MEETING: Wednesday, July 26 ,2017 – 7:00PM

14. ADJOURNED: There being no additional business, the meeting was adjourned at 8:51 PM by unanimous agreement.

Respectfully Submitted,

Recording Secretary.