

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: March 31, 2021

STATUS OF THESE MINUTES: APPROVED (4/28/2021)

ATTENDANCE:

Directors in Attendance: Dostal, Onesimo (arrived at 7:07), Patel, Lattimer, Pelc-Faszczka, Schuck, Devlin, Rosario, Raupach

Directors Absent: Dange, Yalamanchili

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Lattimer called the meeting to order at 7:06 PM.

- 2. APPROVAL OF THE PRECEDING MINUTES:** The minutes from the February 24, 2021 meeting have been tabled till the April 2021 meeting, pending stenographer Robin Daly correcting wording per the request of Secretary Pelc-Faszczka.
- 3. FINANCIAL REPORT:** Mr. Kohnle reviewed the financials for each council and the conservancy as provided by Elite. He explained that timing plays a part in the appearance of negative balances.

The Conservancy	Current Year	\$88,508.68
The Village	Current Year	\$9,674.40
The Ridge	Current Year	(\$1,199.25)
The Duplex	Current Year	(\$5,867.41)
The Townhome	Current Year	(\$3,390.35)

4. MANAGER'S REPORT

- a) **Inspection Reports:** Mr. Kohnle said that there has been more activity. Twenty-five AAls have been inspected with final inspection letters due to be processed. Director Lattimer suggested that a reminder of the AAI process be sent to unit owners.
- b) **Declaration/Bylaw Update:** There are still only 78 response ballots received. A minimum of 222 are required to approve the updates. Director Lattimer requested that Mr. Kohnle distribute lists of unit owner who have responded, to each council to allow the board to develop a plan to approach unit owners.
- c) **Morgan Stanley:** Mr. Kohnle reported that the Conservancy, Town Homes and

Duplex have all opened CDs. More work needs to be done.

- d) Insurance Allocations: Page 23 of the board packet contains the memo "How Insurance Allocations Came to Be". Mr. Kohnle stated that the next time that this topic should be addressed is during the budget process in July and August.

5. UNIT OWNERS FORUM

Tracy (Village) – asked if there is a time frame that needs to be followed regarding the vote tally process for the Declaration and Bylaw and if there will ever be a "no" vote based on time running out.

Bernier (Duplex) – discussion points included: in favor of reopening outdoor amenities, majority of community will be vaccinated, more knowledge of safety precautions, suggest unit owners bringing their own chairs to the pool, safety should be able to be maintained.

Patel (Town Home) – concerned that Butler had seeded after snow damage was done but when they mowed the seed was swept away.

Towers (Village) – she was in agreement with Bernier about opening outdoor amenities. She suggested the refund of fees if they're closed another year.

Sullivan (Woodmoor) – in agreement with Bernier regarding amenity openings and also recommended bringing chairs to the pool.

Palladino (Village) – he reminded the attendees that last year the amenities were closed due to the concern over litigation if someone sued after possibly contracting the virus using the community amenities. He does not agree with offering rebate if the amenities are closed.

6. UNFINISHED BUSINESS:

- a) Rules and Regulations - Mr. Kohnle said that the Documents Committee is beginning the process soon. Once the review of the revised documents are complete, there will be a meeting with Pilicy & Ryan, with Mr. Kohnle in attendance, to review. Once complete they will be brought to the board to review. Notice and comment to the community would be the last step. The meeting with the attorney is anticipated for mid-May.

MOTION to allow the Document Committee to meet with attorney Pilicy & Ryan regarding the Rules and Regulations by Director Schuck, second by Director Raupach PASSED unanimously.

7. NEW BUSINESS:

1. Hearings – There had been a hearing scheduled prior to the March 31, 2021 meeting but the unit owner for 17 Last Leaf Circle did not attend. As such the fine of \$250.00 stands.
2. Village Paving Project - On page 27 of the board packet includes information about the loan by the Conservancy to the Village and answers questions put forth to the attorney. The loan is anticipated to be \$150,000 with an interest rate of 3%. Repayment is the sole responsibility of the Village. There will be no fee increase imposed on the Village, repayment

funds will be portioned from its reserves.

3. **Amenities** – Pilicy & Ryan have recommended that all recreational amenities stay closed due to the lack of insurance coverage in the event there is a claim of liability due to Covid-19. Any defense would be an out-of-pocket expense for the Conservancy. Mr. Kohnle is in contact with the attorney on a regular basis to discuss the possibility of reopening amenities. Director Schuck suggested that the community gardens be opened as there is limited access or can be limited access. Director Lattimer said that there is no one to supervise the responsible use of the amenities. Additionally, some may choose not or not be able to be vaccinated. Director Patel said that due to legalities he would not want to open amenities. Also, the vaccine lessens reactions it doesn't, necessarily, prevent them. Director Raupach agreed with the attorney. Director Onessimo asked about country clubs having amenities open. Mr. Kohnle responded that they have their facilities monitored and cleaned on a regular basis, but that they still are not protected from litigation.
4. **Snow Fence** - Mr. Kohnle stated that near the ballfield, Butler houses its equipment behind a hedge currently but that the intention is to have a white vinyl fence installed instead. The arborvitae will be removed and moved elsewhere on property. They will also be treated for bag worm prior to transplanting. This project has already been budgeted. **MOTION** to move forward with the fence project to retain the current pricing made by Director Raupach, seconded by Director Patel PASSED unanimously.
5. **Amazon** – Director Patel stated that there is continued noise issues from the Amazon facility. There are limitations in place which have not been adhered to by Amazon. There also has been no northern fence put in place. The plantings and berm are also incomplete. If noise issues continue it is recommended to contact the Town Planner.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. **NEXT BOARD MEETING:** Wednesday, April 28, 2021 at 7:00 PM

11. ADJOURNED:

MOTION to adjourn at 8:19 PM by Director Raupach, seconded by Director Patel PASSED unanimously.

Respectfully Submitted by,

Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Nina Pelc-Faszczka

APPROVED