

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: March 30, 2022

STATUS OF THESE MINUTES: Draft (4/12/2022)

ATTENDANCE:

Directors in Attendance: Dostal, Devlin, Schuck, Rosario (arrived at 7:15 PM), Brand (arrived at 7:06 PM, Yalamanchili (arrived at 7:20 PM), Robertson, Boccuzzi

Directors Absent: Lemieux, Bernier, Onessimo

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Bernier called the meeting to order at 7:03 PM.

2. APPROVAL OF THE PRECEDING MINUTES: MOTION to approve the Minutes from the February 23, 2022 meeting made by Director Boccuzzi with a second by Director Robertson **PASSED** (Quorum was reached after the Financial Report was reviewed and after all of the remaining board members arrived)

3. FINANCIAL REPORT: Director Schuck reviewed the financials for each council and the conservancy as provided by Elite. Director Schuck presented the spreadsheets for review by the board.

The Conservancy	Current Year	(\$79.19)
The Village	Current Year	\$17,122.24
The Ridge	Current Year	\$878.01
The Duplex	Current Year	\$3,607.49
The Townhome	Current Year	(\$442.87)

4. MANAGER'S REPORT

- a) Summary of Property Manager on-site activity: Mr. Kohnle said that there has been more activity and meetings with contractors.
- b) Scheduled Pending Services: Savol has begun pool work. The hot water heater has been replaced at the Meeting House. Skip's Wastewater has begun work on the septic cover. The tree work at the entrance has been completed.
- c) AAI Status: Mr. Kohnle stated that seven AAI's have been completed.

Seven AAI's remain open.

- d) Delinquent Fees: There are approximately \$23,000 in fees to be collected primarily from eight units, five of which are in collections.
- e) Becht Engineering Reserve Study: There will be follow-up contact with Becht to confirm accuracy of details

5. UNIT OWNERS' FORUM

Devlin (Village) – recommended that no AAI's for the Village be approved during the paving process. He inquired about redoing the landscaping at Pierce Blvd and Walden Meadow.

6. UNFINISHED BUSINESS:

- a) Village Paving Project – Work begins early in April. The Village Council is in discussion of the scope of the loan from the Conservancy.

- b) Conservancy Goals/Projects –

The projects were discussed as follows:

#1 – Rock scaping and Landscaping – Plans have been created by Jill for a landscape plot. Mr. Kohnle has begun getting quotes.

#2 – Repoint Concrete – A quote has been obtained by ND Masonry in the amount of \$2000 with an additional cost of \$900 for wall pointing work.

MOTION to approve approximately \$2,900 for repoint work to be completed by ND Masonry made by Director Boccuzzi and seconded by Director Brand **PASSED** unanimously

#3 – Meeting House Alarm – Mr. Kohnle is waiting for a quote from ADT.

#4 – Meeting House Fire Alarm/Repair – Waiting for a quote by ADT. Director Devlin suggested researching the cost of WiFi for the Meeting House.

7. NEW BUSINESS:

- a) Align Amenities – There was discussion regarding the prior recommendations by Pilicy & Ryan for restricting the use of amenities. It was suggested to align with the State of Connecticut and Town or Windsor Health Departments.

MOTION Beginning April 1, 2022, any remaining special restrictions previously applied to Walden Woods amenities are removed. From this point forward, both residents and guests using the various amenities at Walden Woods Planned Community located in Windsor, CT will follow the latest guidelines and / or mandates published by the Connecticut Department of Public Health made by

Director Boccuzzi, second by Director Schuck **PASSED** unanimously

- b) **Community Tag Sale** – The board approved the date of June 25, 2022 for the community tag sale.
- c) **Duplex Decks** – It has been determined that any Duplex Unit Owner who paid for stairs and also had an approved AAI can have their stairs replaced at no additional cost when the decks are replaced. This work will begin in April.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, April 27, 2022, at 7:00 PM.

11. ADJOURNED:

MOTION to adjourn at 8:18 PM by Director Boccuzzi, seconded by Director Schuck **PASSED** Unanimously

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Lemieux