

**WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** March 29, 2023

**STATUS OF THESE MINUTES:** **Draft**

**ATTENDANCE:**

**Directors in Attendance:** Bocuzzi, Moffa, Bernier, Schuck, Onessimo, Devlin, Robertson, Dostal, Jones, Yalamanchili, Laliberte

**Directors Absent:** Henry

**Elite Property Management Representative:** Chris Kohnle, Property Manager.

**1. CALL TO ORDER:**

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

**2. APPROVAL OF THE PRECEDING MINUTES:** Minutes from the prior meeting from February 22, 2023, were reviewed with one change. Change was made to the adjournment of the meeting. The time should be 9:19 pm. All were in favor of change and approval of minutes.

**3. FINANCIAL REPORT:** Financials as of February 28, 2023, were reviewed by Tom.

**4. PROPERTY MANAGER'S REPORT**

a. **Summary of Property Manager on-site activity:** All AI Insurance claims have been met.

**b. Scheduled Pending Services:**

Meeting house is set up with internet and Wi-Fi. Heat and water sensors needed internet connection to be completed. They can now be completed.

There was expressed a concern about the alarm not always being turned back on. Alarm codes will be sent to Directors.

A price was asked for a new Pool Fab System. It was priced at \$17,000. This new system would be an electric powered system and not operated by batteries. Discussion tabled for future.

- c. **AAI Status:** Three AAI closed. There is 1 new and 13 are still opened. Question was asked about 19 Scarlet Drive. Camera is voice activated and every time you walk by it states you are being recorded. Was an AAI submitted for this Camera? Chris was research this.
- d. **Delinquent Fees:** Not much changed since 2/23/23. \$26,000 owed to Association. \$10,000 made up of fines and late fees but consists of only 6 of the 336 unit owners. Three units are in Collection.

## 5. UNIT OWNERS' FORUM

- a. Unit Owners were given opportunity to address the Board. There was a question about the status of retainer wall in Duplex. There were no other questions or concerns.

## 6. UNFINISHED BUSINESS:

### a. **Conservancy Goals**

Projects and goals for 2023 were reviewed by Chris.

### b. **Rules & Regulations Update**

Document will be sent to the Community for comments by April 6, 2023. Community will be given a few weeks to make any comments.

### c. **Landscaping/Snow Removal RFQ**

Pool will be repaired in April at no cost. Butler's 3-year Landscape Contract is up for renewal. It is the end of the season and five companies have been petitioned to submit proposal for Landscaping and Snow Removal. There will be a full discussion at BOD Meeting in May.

### d. **Pickle Ball/Tennis Courts**

Discussion continued regarding the repairs of the tennis courts and/or converting to Pickle Ball Courts. It was discussed and agreed the front tennis court will be converted for the Pickle Ball Court. One proposal was given and another one will be coming. Question was raised about prior allocated funds for the Tennis Courts. It was stated that there is \$53,000 budgeted for future Tennis Court repairs. All agreed to move forward.

### e. **Morgan Stanley**

Discussion ensued to close current Financial Ad Hoc Committee and begin another committee called Long-Range Planning Committee. New Members for the Committee are Tom, Fred, Ken and Peter. John made motion to approve, Tom seconded the motion. Motion passed 11-0.

Presentation from the Long-Range Planning Committee will be given next month. A notice will be sent to the Community to contact Elite for interest and participation.

**7. NEW BUSINESS:**

- a. Tag Sale is scheduled for June 24, 2023, will no objections.
- b. Welcome Committee seems to be inactive. Chris will check on status with his office and Nina. Last sale in the Community was December 22, 2022, so there has not been any new move-ins.
- c. Meeting House – Pam Jones requested the furniture be updated. It was asked that she bring ideas, thoughts and prices for discussion at another time.  
  
Bathroom toilet near kitchen is not flushing properly. A plumber will be sent to look it over.

**8. COMMITTEE REPORTS:**

Included in Board Packet

**9. EXECUTIVE SESSION:**

None

**10. NEXT BOARD MEETING:** Wednesday, April 26, 2023, at 7:00 PM.

**11. ADJOURNED:**

Meeting was adjourned at 8:38 pm.

Respectfully Submitted by,  
Regina Sanchez