

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: May 29, 2019

STATUS OF THESE MINUTES: FINAL DRAFT (06/10/19)

ATTENDANCE:

Directors in Attendance: Sikora, Towers, Boccuzzi, Onessimo, Raupach, Jagadeesan, Lawson, Webber, Jones, DeMarco

Directors Absent: Palladino

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber called the meeting to order at 7:00 PM. She welcomed the new Board members Director Jones and Director DeMarco.

2. APPROVAL OF THE PRECEDING MINUTES:

After some discussion of the minutes, a motion to accept the minutes as amended, was moved by Director Raupach, seconded by Director Sikora. Motion to approve preceding Minutes passed with 2 abstaining (Boccuzzi, Onessimo).

3. FINANCIAL REPORT: Director Boccuzzi presented the financial information that was provided to the Board by Elite, briefly summarized the financial status of the Conservancy, as well as, the various Councils.

The Conservancy	Current Year	\$8,676.67
The Village	Current Year	\$14,166.67
The Ridge	Current Year	\$1,513.26
The Duplex	Current Year	\$5,042.76
The Townhome	Current Year	(\$2,796.23)

4. MANAGER'S REPORT:

a) Inspection Reports: Mr. Kohnle met with the pool company ESC. Mr. Kohnle stated that busy season has begun regarding AAI submissions.

b) Landscape Projects: Brightview has presented recommendations for work with prices. Documents are in the Board packet.

MOTION Director Raupach made a motion to have Brightview do pillar cleanup and treatment at a cost of \$1,163.00. The motion was seconded by Director Towers. Passed unanimously.

MOTION to have Brightview prune the trees overhanging the pillars for a cost of \$242.00. Motion by Director Onessimo, seconded by Director Boccuzzi. Passed unanimously.

- c) Document Revision/Updating: Pilicy & Ryan have been approved and for clarification, Mr. Kohnle contacted them regarding additional costs. He was told that there may be additional cost for rule revision.
- d) Reserve Study: Mr. Kohnle is waiting for a quote from Falcon Engineering. Quotes have been provided by Becht Engineering, National Consulting Groups, and Reserve Advisors. Director Webber requested Board members to read the submitted contracts so an informed vote can be made at the next Board Meeting.
- e) Pool Opening: Mr. Kohnle informed the Board that there were issues regarding key card functionality. Key card issues have been resolved by the pool company.

5. UNIT OWNERS FORUM

Ruth (Village)- had a concern regarding the sharing of pool key fobs and feels that the rules and the Declaration conflict. It was stated that the Declaration supersedes the rules.

Peter (Village)- made a comment about the budget process requesting that more time be spent on the capital and reserve budgets with annual review.

135 Primrose- questioned the AAI process and delay in approval. Has delayed projects due to AAI processing. Mr. Kohnle stated that the process is back on track and Director Webber suggested that he make certain all documents are in order to prevent additional delay, such as the submission of the Worker's Compensation certificate.

Roland (Duplex)- suggested additional landscaping in drier areas where the ground is sparse. It was stated that irrigation would be needed for ideal use. He also recommended that the sign on Marshall Phelps should be cleaned or painted. Mr. Kohnle said that it is not a current project.

Kevin (Townhome)- concerns regarding the community garden not being available for fall usage and would like to suggest meetings for the interested gardeners. Director Webber recommended that he speak with Director Palladino regarding these suggestions.

UNFINISHED BUSINESS:

- a) **Committee Positions** – An Environmental Committee Chairperson is needed. The Standards Committee has two volunteers and there is some possible interest in the Social Chair position.

6. NEW BUSINESS:

- a) **Committee Position vote** – Currently there are co-chairs of the Standards Committee. Discussion included the potential concerns regarding communication when the position is held by two members of the Standards Committee.

MOTION to approve Deb (Woodmoor) and Kevin (Townhome) to co-chair the Standards Committee. Director Jones made the Motion, seconded by Director Towers. Vote to approve 6 (Towers, Jones, Onessimo, Lawson, Jagadeesan, DeMarco), No: 4 (Raupach, Webber, Boccuzzi, Sikora)
Passes: 6 to 4

- b) **Board Liaison to Standards Committee vote-**

MOTION to accept Director DeMarco as the Board Liaison to the Standards Committee. Motion by Director Lawson, seconded by Director Jagadeesan passes unanimously.

- c) **Helmet Law-** additional research was done regarding the helmet law for children. Per State Statute 9746, children age 15 and under are required to wear a safety helmet while riding bicycles.
- d) **New Business on Marshall Phelps-** a new business will be taking over the space where Konica Minolta was previously housed. This new business will have box trucks and tractor trailer traffic. There is a shared boundary with the Conservancy. On June 11th there will be a Public Hearing regarding this business.
- e) **Walk-around Attendance-** Mr. Kohnle currently does a property inspection, typically each Friday morning. It has been arranged that each week a member of a Council will be present to assist with oversight. Mr. Kohnle will schedule these walks to allow flexibility.

7. COMMITTEE REPORTS:

None

8. EXECUTIVE SESSION:

None

9. NEXT BOARD MEETING: Wednesday, June 26th, 2019

ADJOURNED: There being no additional business, the MOTION to adjourn by Director Towers and seconded by Director Raupach was Unanimous at 9:00pm

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Marlene Towers (06/--/2019)