**WALDEN WOODS**

**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE**: May 25, 2022

**STATUS OF THESE MINUTES**: Approved (6/29/2022)

**ATTENDANCE:**

**Directors in Attendance:** Devlin, Schuck, Brand, Robertson (arrived at 7:03), Lemieux, Bernier, Onessimo, Yalamanchili (arrived at 7:05)

**Directors Absent:** Rosario, Boccuzzi, Dostal,

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

1. **CALL TO ORDER:**

Director Bernier called the meeting to order at 7:02 PM.

1. **APPROVAL OF THE PRECEDING MINUTES: MOTION** to approve the Minutes from the April 27, 2022 meeting, with amendments, made by Director Bernier with a second by Director Schuck **PASSED**
2. **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. There was discussion regarding Becht Engineering and the pros and cons of proceeding with them.

| The Conservancy | Current Year | $9,765.32 |
| --- | --- | --- |
| The Village | Current Year | $34,073.23 |
| The Ridge | Current Year | $1,768.43 |
| The Duplex | Current Year | $17,615.95 |
| The Townhome | Current Year | $5,767.01 |

1. **MANAGER’S REPORT**
2. *Summary of Property Manager on-site activity:* Mr. Kohnle said that the meetings have been held with contractors to include tree work and painting
3. *Scheduled Pending Services:* Spring clean-up will conclude at the end of May. The pool and tile work is complete.
4. *AAI Status:* Mr. Kohnle stated that five had been closed, eight received and a total of eighteen open.
5. *Delinquent Fees:* There are approximately $24,000 in fees to be collected with six units in collections. Nine units make the bulk of the fees.
6. *Becht Engineering Reserve Study:* There was discussion regarding Becht and the lack of response regarding their work.
7. *Essential Task List Review:* Mr. Kohnle reviewed the tasks that are reviewed yearly. Snow removal damage is being mitigated. Pool work is complete. Irrigation is being readied. Storm drains are cleared. Street lights are operational. Seasonal water bills will be expected soon. There have been no insurance claims and no issues with resale packages.
8. **UNIT OWNERS’ FORUM**

 **DeBisschop (Village)** - He reminded Mr. Kohnle of the six plants at the pool that need to be replaced. He suggested that the Reserve Study be reviewed by the board.

1. **UNFINISHED BUSINESS:**
2. **Special Meeting -** There will be a special meeting held on Wednesday, June 7, 2022 at 7:00 PM to review the addendums within the new rules document. This will be a virtual meeting.
3. **Village Paving Project –** The project is complete and the Village will not need to take a loan from the Conservancy.
4. **Conservancy Goals/Projects –**

The projects were discussed as follows:

#1 – Rock scaping and Landscaping – the project is in the planning stage.

#2 – Repoint Concrete – ND Masonry has completed this work.

#3 - Landscape Monuments - tabled till Fall

#4 – Meeting House Alarm – Mr. Kohnle is waiting to schedule ADT.

There was no item 5.

#6 – Meeting House Fire Alarm/Repair – Mr. Kohnle is waiting to schedule ADT.

#7 - Powerwashing - work in progress

#8 - Pool Tiles - complete

#9 - Benches - installed

**d) Discussion on Pool Fobs -**  Eighteen names of homeowners were provided to the Board that meet the criteria of having paid for a replacement fob, as new unit owners, since the installation of the fob system in 2019 and had not received the fob in the resale packet. The fees charged to the unit owners for replacement fobs is deposited into a Conservancy operating fund. The board chose to table the discussion pending additional research.

1. **NEW BUSINESS:**
2. **Future Reserve Study/Finance Committee –** This topic has been tabled till the June Meeting.
3. **Becht Engineering–** Discussion involved the dissatisfaction with Becht Engineering as it relates to the Reserve Study.

**MOTION** to, due to lack of performance, cut ties with Becht Engineering regarding the Reserve Study by Director Robertson, second by Director Schuck **PASSED** Unanimously

1. **Invasive Overgrowth–**  Mr. Kohnle held a meeting with Evergreen to tour the property and identify areas of concern. They have a plan to aggressively attack the invasive vegetation. Due to the overgrowth some trees may be removed as well.
2. **Pool Opening -** The pool has been filled and is awaiting a visit by the health inspector. The furniture will be power washed prior to opening.
3. **COMMITTEE REPORTS:**

**Standards Committee - MOTION** to appoint Chris Baker from the Ridge to the Standards Committee by Director Robertson, second by Director Lemieux, **PASSED** Unanimously

1. **EXECUTIVE SESSION:**

 **None**

1. **NEXT BOARD MEETING**: Wednesday, June 29, 2022, at 7:00 PM.
2. **ADJOURNED**:

The meeting **a**djourned at 8:56 PM

Respectfully Submitted by,

Robin Daly, Minute Secretary (Non-Member)

Approved by Secretary Lemieux