

BOARD OF DIRECTORS MEETING MINUTES
May 31, 2006

PRESENT:

Joe Sikora	Rick Ericson
Charles Wimberley	Deborah Giampolo
Barry Towers	

ABSENT:

Joe Palladino

Representing Elite Management – Frank Goeckler

Call to Order – President Joe Sikora called the meeting to order at 7:30 PM.

Homeowners' Forum

Lynne Gillette thanked everyone for a wonderful party for Memorial Day at the pool. She also wants the developer of Country Walk to consider an expansion of the pool due to the increase of residents. She also noted a lack of handicap accessibility to the pool area in terms of curb cuts and roadways. Frank Goeckler and Lynne will work to contact the Town of Windsor to examine the completion of the curb cut near the pool.

Dick Armstrong noted a leak in the irrigation system near his unit. Frank Goeckler will investigate and correction to be made by sprinkler company. He also asked about the combination for the lock to the pool. All Board members will have the combination.

Jennifer Deemer asked about coyotes in the area and the impact on the neighborhood. Frank Goeckler will contact the Animal Control Department in Windsor. Bob Ellis will put some information in the next newsletter.

Approval of the Minutes

The reading of the minutes was waived, a copy having been emailed to the members of the Board, corrected and re-emailed. It was moved and seconded to approve the minutes, as they appeared in the email.

Financial Report

Joe Sikora stated that every council and the Conservancy is on budget.

Property Manager Report – Frank Goeckler stated the following projects were underway:

1. Cabana painting has not started yet due to the weather. The carpentry work has been completed.
2. The meetinghouse has been painted and the repairs to the roof have been completed. The widow's walk, if completed, will cost approximately \$3700 + tax. Hazen Fence would do the work if approved.
3. Crack sealing is 85% complete throughout the Conservancy.
4. The irrigation system has been tuned and Hydro-Pro, the vendor, has installed rain sensors.
5. Tree pruning is to begin next week with Evergreen as the vendor.
6. The pool is operational with the hours established. An inspector from the town will be at the pool tomorrow.

Old Business

Developer – An Open House was scheduled for June 3rd for Country Walk. The landscaping is to be completed before then.

Rules Revision – It was decided not to address any changes until the Document Committee has time to evaluate all issues.

Observation Deck – It is very premature to decide anything at this time. The pond cleaning, engineering studies and Unisource decision must be completed before holding any further discussions.

CPR Course – Scheduled for June 7th at 7:00 PM. Cost is \$45.00.

New Business

Change of Meeting Coverage – Will be broken down by Council. The Conservancy meeting will be June 21st and the Village meeting will be June 19th. Bob Ellis will send an email to both Councils.

Bridge Painting – Replacement of the railings will be put in next year's budget. Since the wood railings are deteriorating now, the current painting will be for cosmetics only.

Cabana Vestibule Ceiling – The property manager will get pricing for insect treatment because the wood is currently untreated and carpenter bees have begun to destroy it.

Adjournment

It was moved and seconded that the meeting be adjourned at 8:30 PM.

Respectfully submitted,

Charles Wimberley – Secretary
June 21, 2006

Approved:

Joe Sikora – President