**UNAPPROVED MINUTES**

These are the unapproved minutes of the May 30, 2012 monthly meeting of the Walden Woods Conservancy Board of Directors to be presented at a future meeting of the Board for approval.

**1. Call to order.** The meeting was called to order by Dale Herrick, President at 7:17 p.m. Eleven directors were present: Susan Atwater, Amy Beresky, Diane Bernier, Glenn Brand, Alanna Herrick, Dale Herrick, Warren Johnson, Gordon Jones, Cynthia Keenan, Io Mura and Brian Onessimo. A director position remains unfilled at this time for a Townhome Council position. Jeff Byers of Elite Property Management, LLC was present.

**2. Approval of Minutes**. The Board minutes for April 25, 2012 were previously posted on the Conservancy website and presented to this meeting of the Board for acceptance. Director Bernier moved acceptance of the minutes. The motion was seconded and passed with ten affirmative votes and President Herrick abstaining.

**3. Financial Report**. Director Beresky presented the treasurer’s report and addressed questions from the directors. President Herrick reported that the Conservancy had settled the law suit entitled David Lucia et al. vs. Walden Woods Conservancy for $2,200.

**4. Unit Owners Forum.** Several attendees addressed the meeting on a variety of subjects. Jeff Byers reported that lateral lines in the pump and sand filter failed that will necessitate major pool repairs. He stated that the Board has the authority to expend unbudgeted funds for emergency repairs from the Conservancy reserves and that such expenditures are not limited by the 15% of the operating budget applicable to special assessments.

**5. Manager’s Report**. Jeff Byers gave the manager’s report.

1. **Inspection Sheets for Councils**. No Board action was taken.
2. **Cabana Report**. The repairs are complete. The planned cost was $49,971 and was approved by the previous Board. The unplanned and unapproved cost was $10,077 making the total cost $60,048. Director Johnson noted that these expenses are not in the 2012 operating budget and he questioned the Board’s ability to expend the funds from reserves without unit owner approval to the extent that 2012 expenditures will exceed 15% (approximately $30,000) of the Conservancy operating budget .
3. **HVAC Meeting House Report.** The project is complete.

**6. Old Business**

1. **Pond Deck.** President Herrick reported that the Board approved pond deck would be considered by the Windsor Inland Wetlands and Watercourses Commission at its public meeting next Tuesday evening and by the Windsor Town Planning and Zoning Commission at its public meeting on Tuesday evening of the week following.
2. **Tree Work.** **Director Bernier moved appropriation of up to $2,500 for tree work on Conservancy common elements behind 120 Pierce Boulevard in order to remedy a dangerous condition.** The motion was seconded and after discussion **passed** on a vote of seven in favor with Directors Gordon and Johnson opposed, and Directors Onessimo and President Herrick abstaining.

**7. New Business**

1. **Pool Attendant/lifeguard. Director Mura moved that the Conservancy dispense with the proposed key card system for the pool and look at another system.** The motion was seconded and after discussion **passed** on a vote of eight in favor and Directors Keenan, Onessimo and the President abstaining. **Director Johnson moved that the Conservancy hire a pool attendant or attendants at an expense not to exceed the current budget of $22,000 to cover the hours of pool operation when no Star Cleaning employee was present.** The motion was seconded and after discussion **passed** on a vote of six in favor with Director Gordon opposed and Directors Atwater, Keenan, Onessimo and President Herrick abstaining.
2. **Chain at Pool Parking Lot Entrance.** Peter DeBisschop volunteered to donate one post and the labor to repair the chain access control at the pool parking lot entrance from Walden Meadow Road. **Director Johnson moved the appropriation of up to $100 to be expended by Peter DeBisschop on the project.** The motion was seconded and after discussion passed on a vote of ten in favor with President Herrick abstaining.

**8. Committee Reports**

1. **Environmental.** Director Brand gave the report. The Committee continues to spread wood chips on the walking trails and has completed a trail drainage project near vernal pool # 2.
2. **Communications.** Peter DeBisschop gave the report. The Committee intends to encourage use of the Walden Woods web site and to reduce the number and frequency of emails over time.
3. **Meeting House.** Peter DeBisschop gave the report.
4. **Social.** Roland Bernier gave the report. The Memorial Day – pool opening last Saturday was a success in spite of cloudy pool water. Several residents who signed up failed to attend resulting in a budget expense to the Conservancy and a quantity of excess food. The Committee donated and delivered the excess food to a local charity.
5. **Welcome.** President Herrick read the report provided by Ruth Johnson. Two welcome letters were mailed and three welcome visits were made during the preceding month.
6. **Standards.**  Barry Towers gave the report. The Committee approved seven AAI applications during the preceding month.

1. **Garden Committee.** Director Bernier gave the report. The Committee favors including the garden area in the irrigation system and the construction of a tool shed in the vicinity of the garden.
2. **Council Area Boundaries Committee.** President Herrick reported that an email had been sent out regarding the Committee status.

President Herrick advised the Board that our next regular monthly meeting will be Wednesday evening, June 27, 2012 at 7:00 p.m.

The meeting adjourned at 10:06 p.m.

Respectfully submitted

Warren P. Johnson, Secretary