

UNAPPROVED MEETING MINUTES (Email Reviewed)

Walden Woods Conservancy Inc. – Board of Directors Meeting

Wednesday February 22, 2017

Location: Meeting House

Call to order: 7:00 PM

Property Manager:

Chris Kohnle, CMCA - Elite Property Management - Glastonbury, CT Telephone 860-430-6640

Directors Present:

Andrew Lattimer – President + Woodmoor Director

John Boccuzzi – VP + Townhome Director + Recording Minutes This Month

Kathleen Tracy – Treasurer + Duplex Director

Diane Corcoran – Duplex Director

Susan Raupach – Townhome Director

Glenn Brand – Townhome Director

Marlene Towers – Village Director

Lynn Fitzgerald – Village Director

Cori-Lynn Webber – Woodmoor Director

Brian Onessimo – Ridge Director

Directors Absent:

Joe Palladino – Village Director

Lynn Olson - Douglas – Duplex Director

Committee Chairs Present:

Patricia Murray – Standards Committee

Roland Bernier – Social Committee

- The meeting was called to order by Andrew Lattimer at 7:00 PM.
- Notice of the meeting and agenda was provided to all unit owners.
- A quorum of directors was present.
- The Walden Woods Executive Board Meeting Minutes of January 25, 2017 were reviewed by the directors present. With minor corrections a motion to approve the minutes was made by Director Tracy and seconded by Director Brand. The meeting minutes were approved with Directors Boccuzzi, Webber, Raupach and Towers abstaining.

Kathleen Tracy - Treasurer:

- Financials of the Association as of January 31, 2017 were reviewed and discussed. Director Boccuzzi stated that the MDC is moving to a monthly billing system which should eliminate the quarterly water bill spike we have received in the past.

Chris Kohnle – Managers Report:

- Boundaries Update: Chris stated that Fuss and O'Neil should have the final map revisions complete by March 1, 2017.
- Security camera installation by the pool is complete. Access to the recording hard drive is via key which is in the possession of Elite Property Management.
- Country Walk advertising signs (three locations) were removed this month by CWD.

Russo Landscaping Quotes:

- WO #3438 Director Webber made a motion to accept the quotation for \$1,802.63 for installation of pine bark mulch in all the conservancy beds. Seconded by Director Towers. Unanimous approval.
- WO #3438 Director Webber made a motion to accept the quotation for \$393.50 for installation of pine bark mulch in the conservancy beds located within the Woodmoor council. Seconded by Director Towers. Unanimous approval.
- WO #4004 Director Onesimo made a motion to accept the quotation for \$2,366.29 for Pool area clean up of invasive vines, including new seed, Penn mulch and check repair and adjust irrigation system. Seconded by Director Tracy. Yes all directors. Abstain Lattimer and Webber.
- WO 4050 Meeting House Landscaping Upgrade \$5,264.33. Directors request a clear copy of the planting plan for review prior to making any decisions.

Unit Owner Forum

- Roland Bernier noticed quite a bit of turf damage this year from plowing. Chris Kohnle responded that due to the ground not being frozen this is a common occurrence. Russo is responsible for turf repair no later than the end of May each season.
- Anne Marie Nasuta commented that there are now three (3) street lights damaged on Walden Meadow Road. Director Towers responded that the Town of Windsor has been notified.
- Ms. Sorbo - 30 Knollwood North: Ms. Sorbo stated that she believes there is a drainage problem around her unit and she has experienced water in her basement at various times. Director Webber stated that Ms. Sorbo should bring this up at the next Village Council meeting. Director Towers responded that Ms. Sorbo needs to keep her gutters clean of leaves and debris as this is vital to the proper drainage of water on the property. Director Towers stated she is going to follow up on a tree stump that should have been removed in the front of the unit.

Unfinished Business

- 634 TC House Repair Due To Accidental Fire – Director Webber asked Chris Kohnle to follow up with the home owner regarding the April 2017 completion schedule.

New Business - None

At 8:22 PM a motion to adjourn was made by Director Webber seconded by Director Towers. The motion to adjourn was unanimous.

END