**WALDEN WOODS**

**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE**: November 28, 2018

**STATUS OF THESE MINUTES**: Draft

**ATTENDANCE:**

**Directors in Attendance:** Boccuzzi, Fitzgerald, Towers, Palladino, Onessimo, Tracy, Raupach, Lawson, Lattimer, Webber, Jagadeesan

**Directors Absent:** Brand

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

1. **CALL TO ORDER:**

Meeting called to order at 7:02 PM.

1. **APPROVAL OF THE PRECEDING MINUTES:**

After some discussion of the minutes, a motion to accept the minutes was moved by Director Tracy, seconded by Director Webber. Motion to approve preceding Minutes passed unanimously

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

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| --- | --- | --- |
| The Conservancy | Current Year | ($7,898.47) |
| The Village | Current Year | $7,129.29 |
| The Ridge | Current Year | ($2,570.47) |
| The Duplex | Current Year | ($8,297.28) |
| The Townhome | Current Year | $11,531.84 |

1. **MANAGER’S REPORT:**
2. *Inspection Reports:* Refer to page 16 of the Board packet for details
3. *Boundaries Update:* Enough agreements were received to move this forward. Mr. Kohnle brought a form for board to sign but needs it to be notarized. Mr. Kohnle will connect with director Lattimer to complete this.
4. *2018 Projects:* All planned projects have been completed except installing the handrail along the meeting house ramp. Standards approved a design and will be completed when weather allows.
5. *2018 Budget/Reserve Drafts*: Mr. Kohnle reviewed the budgets and asked if there were any last minute changed anyone would like to make before final approval and ratification at the annual meeting. There was little discussion and board unanimously approved.
6. *Annual Meeting:* Our annual meeting is scheduled for December 12. Budgets will be ratified, new board will take over, and proposed rules will be adopted.

1. **UNIT OWNERS FORUM**

**UNFINISHED BUSINESS: None**

1. **NEW BUSINESS:**
2. *Proposed New Rules:*

Rule 15.3 was discussed. Director Webber made a motion to accept the rule as written, Director Lattimer seconded.

Vote followed:

In Favor- Fitzgerald, Towers, Palladino, Raupach, Lawson, Lattimer, Webber

Against- Boccuzzi, Onessimo, Tracy, Jagadeesan

Vote passes-7-4

Rule 4.14 Dumpsters, Moving/Storage Containers was discussed. Director Tracy made a motion to accept the rule as written, Director Lawson seconded. Board unanimously approved.

1. Alyce Lacey would like to join the Standards Committee. Director Webber made a motion to accecpt Alyce Lacey to join Standards Committee, Director Towers seconded.

Vote Followed:

In Favor- Boccuzzi, Fitzgerald, Towers, Palladino, Onessimo, Raupach, Lawson, Lattimer, Webber, Jagadeesan

Against- None

Abstain- Tracy

Vote passes-11-0-1

1. **COMMITTEE REPORTS:**
2. **EXECUTIVE SESSION:**

 An executive session was held directly after the meeting.

1. **NEXT BOARD MEETING**: Wednesday January 30, 2019

**ADJOURNED**: There being no additional business, the meeting was adjourned.

Respectfully Submitted by,

Recording Secretary