

**WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** November 17, 2021

**STATUS OF THESE MINUTES:** First Draft (11/17/2021)

**ATTENDANCE:**

**Directors in Attendance:** Dostal, Onessimo, Schuck, Lattimer, Rosario, Patel, Devlin, Pelc-Faszczka, Yalamanchili, Henry (arrived at 7:09)

**Directors Absent:** Dange

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

**1. CALL TO ORDER:**

Director Lattimer called the meeting to order at 7:04 PM.

**2. APPROVAL OF THE PRECEDING MINUTES: MOTION** to approve the Minutes from the October 27, 2021, meeting, with amendment provided by Director Pelc-Faszczka regarding the meetinghouse motion. Made by Director Onessimo with a second by Director Patel PASSED 9 yes (Director Henry was absent)

**3. FINANCIAL REPORT:** Director Yalamanchili reviewed the financials for each council and the conservancy as provided by Elite.

The Conservancy	Current Year	\$5,350.77
The Village	Current Year	\$10,322.73
The Ridge	Current Year	(\$554.68)
The Duplex	Current Year	(\$22,267.29)
The Townhome	Current Year	(\$10,732.78)

**4. MANAGER'S REPORT**

- a) **Inspection Reports:** Mr. Kohnle said that only a couple of inspections had been done since the last meeting. He has been following up on the completion of on-site work.
- b) **Declaration/Bylaw Update:** As of November 15, 2021, there have been 201 votes to approve the update. Another notice will be sent before the annual meeting.
- c) **Draft Budget:** Mr. Kohnle presented two budget options, A and B, at the meeting. Version A most closely resembles what has been done previously. There will be a \$5.00 increase from \$47 to \$52 for the Conservancy. There was discussion of where the increase is reflected on the spreadsheet, the Village loan

repayment, and that the Village Council had given up their monthly meeting for this meeting to take place and therefore did not have the opportunity to discuss with the unit owners in the Council. A roll call was taken to reflect the amount of interest for each version. **MOTION** to adopt Budget Option A made by Director Henry, second by Director Patel PASSED 8 yes, 2 no (Yalamanchili, Lattimer)

- d) Reserve Study: There has been an unanticipated delay by Becht to complete the review of the reserve study. They have done the property inspection and now they are completing the review.
- e) Insurance Expenses Allocation: This topic was covered in the draft budget portion of the meeting.
- f) Annual Meeting: December 8, 2021, will be a virtual annual meeting of the Conservancy. Mail-in ballots, with an email option, will be sent to all unit owners. Included will be the Budget, Reserve, Budget Narrative for the Conservancy and the appropriate Council, if applicable. No Documents will be proposed for update. The new board will be announced, and an organizational meeting will follow to choose president, vice-president, secretary and treasurer. In order for any budget to NOT pass, 51% of unit owners must vote no. A lack of a vote is considered a vote in the affirmative.

## 5. UNIT OWNERS' FORUM

**Schuck (Duplex)** – asked about responsibility of unit owners to clear snow from rooftops and decks. Mr. Kohnle stated that Woodmoor, Village, and Ridge properties must clear their own roof and deck. Townhome and Duplex roof issues are handled by the Council while they need to clear their own decks.

**Patel (Townhome)** – verified that roof issues with his property are addressed by the Council.

## 6. UNFINISHED BUSINESS:

- a) Rules and Regulations - On hold pending the approval of the Declaration and Bylaws.
- b) Village Paving Project – Project to begin in the Spring of 2022.
- c) 2021 Amenities Status –Community gardens will be cleaned up by the end of November. At the Garden Committee meeting on November 15, Kevin Wytas was voted into the position of Chair of the Garden Committee.

## 7. NEW BUSINESS:

None

## 8. COMMITTEE REPORTS:

**None**

**9. EXECUTIVE SESSION:**

**None**

**10. NEXT BOARD MEETING:** Wednesday, December 8, 2021, at 7:00 PM will be the annual meeting.

**11. ADJOURNED:**

**MOTION** to adjourn at 9:03 PM by Director Patel, seconded by Director Yalamanchili  
**PASSED** Unanimously

Respectfully Submitted by,  
Robin Daly, Minute Secretary (Non-Member)  
Approved by Secretary Nina Pelc-Faszczka

DRAFT