

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: October 24, 2018

STATUS OF THESE MINUTES: FINAL (11/08/18)

ATTENDANCE:

Directors in Attendance: Lattimer (arrived 7:09pm), Webber, Towers, Palladino, Tracy, Jagadeesan, Lawson, Onessimo, Boccuzi

Directors Absent: Fitzgerald, Raupach

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber called the meeting to order at 7:03 PM.

2. 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 Towers. Motion to approve preceding Minutes passed with Directors Onessimo and Boccuzi abstaining.

3. FINANCIAL REPORT: Director Boccuzzi referred to the Board Packet on page 18.

The Conservancy	Current Year	(\$7,308.21)
The Village	Current Year	\$1,008.35
The Ridge	Current Year	\$225.35
The Duplex	Current Year	(\$14,681.32)
The Townhome	Current Year	\$3,264.41

4. MANAGER'S REPORT:

- a) Inspection Reports: Refer to page 20 of the Board packet for details
- b) Boundaries Update: The minimum threshold of votes has not been met due to unit owners moving or not responding.
- c) 2018 Budget/Reserve Drafts: The November meeting will finalize and approve the budgets at the Board level for presentation at the annual meeting.
- d) Unkempt Properties Nothing new to report.

- e) Landscaping Projects Mr. Kohnle is still looking for additional Hydroraking options. Russo has completed their final seasonal landscape improvements.
- f) Insurance Coverages Nothing new to report
- g) Handrails for clubhouse ramp Mr. Kohnle stated that the handrails for the ramp have been completed. Standards has approved a white aluminum rail on the Clubhouse to be completed by mid-November.

5. UNIT OWNERS FORUM

- a) Jill (Woodmoor) - The entrance island plants need attention such as splitting. Mr, Kohnle stated that Russo will be cutting back the ornamental grasses for the winter.
- b) 430 Pond Ridge - a street light is out across from the property
- c) Marlene (Village) - very proud of the community for the donation of food and clothing to the Windsor Food Bank

UNFINISHED BUSINESS:

No unfinished business

6. NEW BUSINESS:

- a) Standards Committee - Kathy will step down as chair and from the committee at the end of the year. Lynn Fitzgerald will no longer be on the board and will no longer be the liaison to the Standards Committee. Both of these positions will need to be filled for the coming year.
- b) Meeting Dates - Director Lattimer proposed a Motion to approve the Annual Meeting date of December 12th at 7:00pm, seconded by Director Tracy. Passed Unanimously
- c) Proposed new rules – see page 40, Pool 13.1 Added line 4 and Pond 15.3 Limit all use of the pond. Pond proposal was Tabled for further discussion.
- d) Political Signs - Standards may limit the size and time frame of sign placement but signs are allowed.
- e) Dumpsters – Tabled till November meeting
- f) Engagement letter from CPA - Director Lattimer moved to approve the CPA's audit, seconded by Director Tracy, unanimously passed.

7. COMMITTEE REPORTS:

Nothing to report

8. EXECUTIVE SESSION:

No Executive session was held.

9. NEXT BOARD MEETING: Wednesday, November 28th, 2018

ADJOURNED: There being no additional business, it was moved by Director Webber, seconded by Director Towers and unanimously approved that the meeting be adjourned at 7:44pm.

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Kathleen Tracy (on November 2, 2018)