

Walden Woods Conservancy Committee Reports September 2021

Communications: (Peter D.)

Communications is working on the second edition of the Director's handbook. Board will be asked to use the calendar that they adopted. It was not used this year. The board has not met with Butler either in the spring or the fall. Other suggested management tasks are on the calendar.

Revisions/additions to this year's handbook will include updated summary of utility costs, capital spending, proposed 2022 projects.

Documents: (Cori W.)

Declaration and Bylaws are stalled with not enough participation from unit owners. A new email was sent out by Communications outlining the need for the new documents and the money wasted if they are not approved without input from Documents. We hope it is effective. The Board must prioritize getting this project approved and making the new documents operational. As many of you who participated in this lengthy and time consuming project, the documents included compromises and significant changes as advised by the Association's Attorney. Sitting through the meetings with him, one thing was made very clear-our documents as currently drafted leave the Community open to litigation because of poor drafting or inconsistency with current law. The Committee which would welcome new input (members) reviewed the comments from Attorney Ryan on the new drafts of the rules that were forwarded by Chris. We still are missing a few and Theda has followed up with Chris on that. We had a few areas needing clarification in this latest version. Theda is emailing Attorney Ryan regarding those clarifications and once she has them will forward the updated draft for Board review including Attorney Ryan's comments and Documents' input on what the Board should consider when deciding what the final rule should be. Reminder that these Rules are not compatible with the old Declaration and Bylaws and as such there is no rush to complete this project until such time as our new documents are approved by the UO's or the Board seeks a different path.

Meeting House:(Roland B.)

- The electronic door lock was replaced. A new entry code was created. Peter should be providing that to the Board.
- A request was made to rent the MH for Saturday, October 16. However, the tentative renter did not comply with posted rental requirements on the Walden Woods website, including allowing enough lead team to get the MH rental team in place and the MH prepped. Also, the rental form had key information missing. The rental request was denied.
- I have asked Nina (our Board liaison) to make a motion restricting rental use for a time to residents only with only residents in attendance at any event. This has been prompted by concerns over how to enforce Covid restrictions and also concerns over enforceability of any waiver that an outside attender would sign.

Recreation & Social Committee: (Michelle K.)

There is nothing new to report this month.

Standards: (Jill L.)

Standards Committee met on October 5 via Zoom.

The committee is in the process of developing a "color chart" (similar to the one that was done for Woodmoore and now on the website) for the Ridge. It is hoped that this document will be approved by the committee at its November meeting. This will provide a baseline document for future AAIs from Ridge UOs who wish to paint their homes and/or the trim and replace a roof. Please note - no AAI is necessary if the colors are to remain the same.

The committee discussed an ongoing violation at 15 Rhodora Dr. in the Duplex council. The property manager is monitoring the progress.

Two members of the Standards Committee will be stepping down in December (Marylin O'Connor/Village Council and Jill Levine/Woodmoore). I have been actively recruiting new members and you will find two nominations in our board packet for review (Brenda Nuhfer and Raja Staggers-Shakim). Hopefully both these nominations will be approved at the October board meeting. One other UO from the Village has indicated an interest and I am attempting to reach out to her.

Unfortunately, a newly appointed Ridge member had to resign due to work constraints.

At our November meeting, a new AAI coordinator will be elected replacing Marylin O'Connor and in December a new chair will be elected.

AAIs are being processed efficiently and quickly once all documentation has been submitted by the UO.

Jill Levine, Chair

Welcome: (Nina Pelc-Faszczka)

Welcome letters sent: 3

Duplex Council: 1 Owner

Village Council: 2 Owners