

**Walden Woods Conservancy
Board of Directors Meeting Minutes
Wednesday October 26, 2016**

Present: Directors: Raupach, Tracz, Lattimer, Tanner, O'Donnell, Towers, Tracy, Boccuzzi, Olson-Douglas, Coachman, Onessimo

Property Manager: Kohnle

Absent: Directors: Nasuta

- Meeting called to order at 7:00 pm by Director Lattimer with congratulations to Chris Kohnle and his family on their new addition.
- The meeting minutes of September 28, 2016 were reviewed and approved with one minor change. The change was to change the word "with" to "within" in the second paragraph from the bottom on page 1. Director Tracy made the motion which was seconded by Director Towers. All Directors approved the minutes except for Director Onessimo who abstained.
- Financial report given by Director Tracy. All councils were in the black. Current net income year to date (9/30/2016) is \$39,290.76. Water bills expected in September were received in October and amounted to approximately \$55,000.
- Manager's Report:
 - The water bills that came in October should be at or under budget for the year
 - Boundary Review: Maps and documents sent to Peter DeBisschop. Peter is moving forward with documents. The next steps will be to present the boundaries to the community, the community will then have time to look at with their councils and then the community will vote to approve the documents. An affirmative vote is needed of 2/3rds of the community.
 - The Conservancy budget workshop will be at 7pm on November 22nd. All other council workshops have been scheduled.
 - Pool Cameras: Elite is working with Jim Nasuta and Horizon Technologies. There will be 4 cameras. The cameras will provide for zero blind spots. The cost is approximately \$3,300 plus the services of an electrician and the purchase of a small heater. 3 of the cameras will be on the Cupula and 1 will be on the corner of the cabana.
- Unit Owner's Forum:
 - Roland 17 Haskins – Asked whether budgets were sent to Committee Heads, wanted confirmation that boundaries need positive vote and actual vote, Walden Woods sign is covered by grass, ask Russo to trim down
 - Jill 526 Hawthorne Lane – asked to be Standards Committee Rep
 - Marlene – on behalf of 338 Mercer Lane – Issue on how lawn has been mowed, would like another landscaper considered, they dig up her lawn
 - Paul 141 Morning Glory – Would like curbs to be painted on Walden Meadow at entrance, very difficult to see at night. Town shot down new light at entrance
 - Deb 633 Thoreau Circle – May minutes on website are for the wrong year. Nothing in minutes from January through June in regards to 634 Thoreau Circle
- Old Business:
 - 446 Pond Bridge Solar Panels are down, the clips are still on the roof
 - 634 Thoreau Circle – Motion made by Director Tracy to remove fines as work has started. Director Towers seconded motion. Director Tracz disagreed with motion on basis that homeowner only acts when we threaten action. Motion was passed 8-2-1

- Yes –Raupach, Tanner, O’Donnell, Towers, Tracy, Boccuzzi, Olson-Douglas, Coachman,
 - No - Tracz, Lattimer
 - Abstention – Onessimo
- New Business:
 - Jill Levine and Deb Giampolo elected to standards committee – Vote was unanimous
 - Director Boccuzzi motioned to paint the entry curb 180 degrees with white reflection paint. Director Tracy seconded motion. Motion passed unanimously
- Committee Reports – Nothing reported orally – all reports provided in Directors package
- Motion to close meeting by Director Tanner and seconded by Director O’Donnell. Passed unanimously
- Meetings ended at 8:00 pm