

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: September 26, 2018

STATUS OF THESE MINUTES: FINAL (10/09/18)

ATTENDANCE:

Directors in Attendance: Webber, Brand, Fitzgerald, Towers, Palladino, Tracy, Raupach, Jagadeesan, Lawson,

Directors Absent: Lattimer, Onessimo, Boccuzi

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 Fitzgerald. Motion to approve preceding Minutes passed with Directors Webber and Brand abstaining.

3. FINANCIAL REPORT: Director Boccuzzi, was not present but Mr. Kohnle referred to the Board Packet on page 18.

The Conservancy	Current Year	(\$14,534.28)
The Village	Current Year	\$1,984.84
The Ridge	Current Year	\$1,576.19
The Duplex	Current Year	(\$15,513.44)
The Townhome	Current Year	\$1,638.57

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 date of Monday, October 22 at 6:30pm has been selected for the Conservancy Budget Workshop. Also, Mr. Kohnle explained that ESC is still the cheapest option for the pool key card system. Director Tracy made a Motion, Seconded by Director Palladino, to hire ESC for

the pool key system and with work to begin no later than April 1st, 2019. The vote passed unanimously.

- d) Unkempt Properties Nothing new to report.
- e) Landscaping Projects Hydroraking has stalled due to lack of vendor options.
- f) Insurance Coverages Nothing new to report
- g) Handrails for clubhouse ramp Mr. Kohnle updated the board on the handrail progress. It is estimated to be completed by the end of September. By the next Standards Meeting, the specifications for the wooden handrail should be available.

5. UNIT OWNERS FORUM

- a) Ruth (Village) – Questioned if there was a rule in place regarding short term rentals of properties, such as AirBnB. Standards replied that there is already a rule in place to disallow such rentals.
- b) Theda (DC) – suggested vague wording regarding AirBnB type rentals. Also requested that the gutter cleaning company flush the downspouts. As for dredging or hydroraking, she feels there are better uses of funds.
- c) Bonnie (DC) - made a request of the Board and committees to delay meetings in the Meeting House on Tuesday until 7:15 due to scheduling conflicts in the Meeting House on that day.

UNFINISHED BUSINESS:

- a) Ice Skating – Mr. Kohnle has contacted the town of Windsor regarding the signage and found there was no conflict, signs may be posted as required by insurance. Director Brand made a Motion, seconded by Director Webber, to add a no ice fishing sign as well. Motion passed with 7 yes, 1 no - Director Tracy and Director Lawson Abstaining.

6. NEW BUSINESS:

- a) Proposed rules from Standards – See page 42 for details. Motions as follows:
 - 1. Clarification of AAI form - Motion by Director Palladino, Seconded by Director Tracy to accept the change as written. Motion passed with a vote of 8 to 1
 - 2. Lawn Maintenance – Motion by Director Webber, Seconded by Director Palladino to accept as written. Passed, with Director

Tracy and Director Jagadeesan abstaining.

3. Update of Mailbox rule – Motion by Director Fitzgerald, Seconded by Director Towers to accept as written. Motion passed unanimously.
 4. Community Garden (page 43) – Motion by Director Fitzgerald, Seconded by Director Palladino to accept with the amendment to remove the word “sole” from the rule. Motion passed 8 to 1 (Director Brand), no abstentions.
 5. Temporary Structures – Motion by Director Fitzgerald, Seconded by Director Webber to approve with the amendment to include in subsection D “in all councils.” Motion passed unanimously.
 6. Clerical Corrections – Motion by Director Fitzgerald, Seconded by Director Tracy to accept as written. Motion passed unanimously.
- b) **Meeting Dates** - October 22nd at 6:30pm has been selected for the Budget Workshop and the Board of Directors Meeting will be held on October 24th at 7:00pm
- c) **Hearings** – Last Leaf Property, discussion during Executive Session

7. COMMITTEE REPORTS:

Note written reports in packet. Nothing new to report.

8. EXECUTIVE SESSION:

An executive session was held directly after the meeting.

9. NEXT BOARD MEETING: Wednesday, October 24th, 2018

ADJOURNED: There being no additional business, it was moved by Director Towers, seconded by Director Fitzgerald, and unanimously approved that the meeting be adjourned at 8:23pm.

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Kathleen Tracy (on October 8, 2018)