

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: September 29, 2021

STATUS OF THESE MINUTES: APPROVED (10/27/2021)

ATTENDANCE:

Directors in Attendance: Dostal, Onessimo, Schuck, Lattimer, Rosario, Patel, Henry

Directors Absent: Devlin, Dange, Pelc-Faszczka, Yalamanchili

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Lattimer called the meeting to order at 7:15 PM.

2. APPROVAL OF THE PRECEDING MINUTES: **MOTION** to approve the Minutes from the August 25, 2021, meeting by Director Patel with a second by Director Henry PASSED Unanimously

3. FINANCIAL REPORT: Director Lattimer reviewed the financials for each council and the conservancy as provided by Elite. **MOTION** to approve the financial report by Director Patel with a second by Director Onessimo PASSED Unanimously

The Conservancy	Current Year	\$10,775.31
The Village	Current Year	\$3,389.89
The Ridge	Current Year	(\$957.71)
The Duplex	Current Year	(\$24,751.29)
The Townhome	Current Year	(\$2,787.73)

4. MANAGER'S REPORT

- a) Inspection Reports: Mr. Kohnle said that inspections have been busy with lots of work being done. Project requests and contractor work has been plentiful.
- b) Declaration/Bylaw Update: There are currently 151 ballots that have been cast. A minimum of 226 yes votes are required to approve the updated Declaration and Bylaws. A committee may be formed, similar to the committee for reopening the pool, to obtain ballots from the remaining unit owners.
- c) Draft Budget: Budget workshops have been held for both Duplex and Townhomes. The remaining council workshops should be held prior to the Conservancy workshop on October 6. Budgets are expected to be finalized by the November board meeting.

- d) Reserve Study: The previous reserve study done by Becht Engineering has been reviewed by Director Schuck and Peter DeBisschop. Feedback from both has been provided to Becht. The update to the study is being worked on now with a site visit planned, in the near future. The next draft is expected to be available at the October board meeting with the final document completed for the November board meeting.

5. UNIT OWNERS' FORUM

Deborah (Rhodera) – questions were asked regarding the timeline for towing commercial vehicles, when does Mr. Kohnle visit the property, and eligibility of unit owner vs. renter to be a board member.

Bernier (Duplex) – how will the Garden Committee chair be selected?

Johnson (none given) – the new Welcome Committee Chair for 2022 will be Nina Pelc-Faczsa. There were 3 additional volunteers for the committee. All councils will be represented.

Patel (TownHome) – there are cracks in the street pavement, is there a plan to have them fixed this year to prevent them worsening?

Doucette (none given) – requested lighting improvement to Walden Meadow Road, which is town-maintained road.

6. UNFINISHED BUSINESS:

- a) Rules and Regulations - These updates are on hold as they cannot be moved forward until the Declaration and Bylaw updates have been approved.
- b) Village Paving Project – This project is on hold until the spring. It is currently the first project scheduled for the spring with the contracted vendor. Due to the delay, the start date of the loan from the Conservancy will be pushed back to either April or May pending the beginning of the project.
- c) 2021 Amenities Status – Mr. Kohnle suggested that the final day of the pool use for this season be Sunday, October 3, 2021. Due to the late opening of the pool, Mr. Kohnle chose to leave the amenity open longer than is typical. The board agreed that the pool will be closed as of Monday, October 4, 2021. There are 2 potential chairs for the Garden Committee. It was agreed that there would be a deadline of October 15, 2021 to express interest in the position, after that time the new chair will be selected by the Garden Committee.
- d) September Council Election Results – As follows for 2022:
- Village – Robinson, Devlin, Dostal
 - Townhome – Brand, Bocuzzi, LeMieux
 - Duplex – Rosario, Schuck, Bernier
 - Woodmoor/Ridge - TBA

7. NEW BUSINESS:

1. Expenses Associated with Tree Damage - Tabled
2. Little Free Library – Tabled until a presentation by the unit owner is scheduled.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, October 27, 2021, at 7:00 PM

11. ADJOURNED:

MOTION to adjourn at 8:00 PM by Director Patel, seconded by Director Schuck PASSED Unanimously

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