

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: Sep 25, 2019

STATUS OF THESE MINUTES: Final Draft (10/11/19)

ATTENDANCE:

Directors in Attendance: Sikora, Palladino, Boccuzzi (arrived 7:16), Lawson, Raupach, Webber, Jones, DeMarco, Towers, Onessimo (arrived 7:05)

Directors Absent: Jagadeesan

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber called the meeting to order at 7:04 PM.

2. APPROVAL OF THE PRECEDING MINUTES:

After some discussion of the minutes, a motion to accept the amended minutes, was moved by Director Raupach, seconded by Director Jones. Motion to approve preceding Minutes passed 9 yes 0 no (Boccuzzi not present).

3. FINANCIAL REPORT: Mr. Kohnle presented the basic financial information that was provided to the Board by Elite, and briefly summarized the financial status of the Conservancy, as well as, the various Councils. Mr. Kohnle mentioned the water cost and how it would be addressed at the budget meetings.

The Conservancy	Current Year	\$4.76
The Village	Current Year	(\$5,180.54)
The Ridge	Current Year	\$5,328.59
The Duplex	Current Year	(\$14,145.66)
The Townhome	Current Year	(\$17,323.14)

4. MANAGER'S REPORT:

a) Inspection Reports: Work orders are being reviewed and the new forms are working well.

- b) Landscape Projects: The front entrance tree work on Walden Meadow has been quoted by Evergreen Tree Service Inc. at a cost of \$3,320.00 to reduce and shape 10 crabapple and elevate 3 Kousa dogwood trees in the center isle.

MOTION to approve the tree work by Evergreen Tree Service Inc. at a cost of \$3,320 by Director Raupach, second by Director Paladino. 10 yes 0 no PASSED

- c) Budget workshop: The next budget workshop will focus on the Conservancy and the fine points of the Councils. This workshop will be held Wednesday, October 23 at 7 PM.
- d) Document Revision/Updating: Pilicy and Ryan have completed the By-laws and are working on the Declaration. The Attorney had several questions which were addressed by Director Webber who would like to see a completed draft at the October meeting. Director Webber also requested that the attorney be present to answer any questions.
- e) Reserve Study: The walk thru is expected to take place on either October 7th, 9th, or 11th and will take several hours to review the whole property. Board members expressed interest in being involved in the walk thru.

5. UNIT OWNERS FORUM

Terri (Thoreau)- She expressed concern over the lack of compliance with the Woodmoor lawns upkeep. Discussion involved the process for notifying owners and how fines are imposed.

UNFINISHED BUSINESS:

- a) 2019/2020 Goals – Mr. Kohnle spoke about the budget process and how it impacts the upcoming meetings. Discussion included budgeting expenses for upcoming beautification projects and options for budgeting for expenses outside of reserves.

6. NEW BUSINESS:

- a) Political signs – Documentation has been given to Standards and will be addressed at the October 30th meeting. Director Webber made comment regarding the number of political signs allowed.
- b) Pool – Three new rules additions were discussed by the Board. These impact Rule Subsection 13.2.1 Item #20 was not voted on.

MOTION to accept Addition to Rules Subsection 13.2.0 #18 Replacement

devices will be sent to the unit owner by registered mail and #19 Unit owners are responsible for the transfer of key fobs to a new owner at the time of closing the sale of a unit. Motion by Director Palladino, second by Director Raupach 10 yes 0 no PASSED

- c) **Directorship in Various Councils**– The Board was made aware that Director Lawson will be stepping down from the Board and the Duplex Council at the start of the 2020 calendar year. Director Lawson also stated that Director Jagadeesan has officially resigned her Board and Council position effective immediately. There are two new volunteers interested in taking their positions, Andrea and David of 23 Haskins. Director Paladino added that Director Towers will also be stepping down from her Village Board and Council positions at the start of the 2020 calendar year. Discussion ensued.

7. COMMITTEE REPORTS:

Standards Committee – A request was made by the Standards Committee that AAI's should be created for each portion of a project so the Committee can segment the project for approval. There was discussion regarding the fining process and how the Board was included in the workflow.

8. EXECUTIVE SESSION:

none

9. NEXT BOARD MEETING: Wednesday, October 30th, 2019

ADJOURNED: There being no additional business, the MOTION to adjourn by Director Sikora and seconded by Director Raupach was Unanimous at 8:25pm

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Marlene Towers (-)