

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: September 30, 2020

STATUS OF THESE MINUTES: APPROVED (10/30/2020)

ATTENDANCE:

Directors in Attendance: A. Heikoff, D. Heikoff, Palladino, Webber, Dostal, Giampolo, Devlin, Onessimo, DeMarco, Raupach, Grigg

Directors Absent:

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber called the meeting to order at 7:02 PM.

2. APPROVAL OF THE PRECEDING MINUTES: MOTION to accept the minutes by Director Raupach, seconded by Director Giampolo Motion to approve preceding Minutes passed unanimously.

3. FINANCIAL REPORT: Director DeMarco reviewed the financials for each council and the conservancy as provided by Elite.

The Conservancy	Current Year	\$20,355.23
The Village	Current Year	\$28,307.45
The Ridge	Current Year	(\$967.57)
The Duplex	Current Year	\$16,148.95
The Townhome	Current Year	\$4,969.77

4. MANAGER'S REPORT

- a) Inspection Reports: Mr. Kohnle stated that the inspection reports are available for the board to review.
- b) Document Revision/Update: Mr. Kohnle reviewed the current status of the document revisions. Another draft arrived for review. The document committee added new items to the document. It is anticipated that the final revisions will be available from the documents committee at the October meeting.
- c) Reserve Study: Mr. Kohnle said that the conservancy needs completion.

- d) Landscaping/Snow Contract Bids: A redline contract will be requested by Mr. Kohnle from Butler for adjustments that were made. It was recommended that a committee be formed to review the contract for accuracy.
- e) Morgan Stanley: It was recommended by Morgan Stanley to split accounts to assure insurability. Options may include CD's of varying terms and bonds. Another meeting will be scheduled to review options.
- f) Draft Audit: The draft audit was sent to board for review. There was discussion regarding the uninsured funds.

5. UNIT OWNERS FORUM

Bonnie (Duplex) – posed questions and concerns over receiving a letter requiring removal of her Black Lives Matter sign. She asks Elite to be consistent in their requests.

Jill (Woodmoor) – advised that landscape projects such as removing dead material will be completed soon. New plantings will require daily watering.

Karen (Duplex) – showed concern over the cost of watering and irrigation. She asked when the system would be shut off.

Kathleen (Village) – wanted to know how to get a copy of a proposed budget for her council and the format the document would take.

Marlene (Village) – informed the conservancy that there is a Planning and Zoning Committee meeting for the town on October 13 on Zoom, which would address the proposed Amazon site that abuts Walden Woods. Director Webber asked that questions can be given to Elite in advance of the Planning and Zoning meeting or they may be emailed directly to the Planning and Zoning committee to address at the meeting.

Peter (Village) – requested that Town Homes and Duplex can reach out to him if decreased watering is requested. Hoses will be gathered at the end of the season.

Manoj (Duplex) – questions regarding a bill that was received.

Rao (Woodmoor) – addressed mailbox concerns

6. UNFINISHED BUSINESS:

- a) 2020 Community Goals - Discussion involved the landscape/snow removal contract and landscape maintenance at the end of the season.
- b) Village Rules – A mass mailing will be done with the annual notice.
- c) Budget Draft – The next draft of the budget is available to the board. A request was made to add \$500 to operating expenses for the Reserve Study annual update.

7. NEW BUSINESS:

- a) **Village Loan –** Director Palladino reviewed loan options and repayments.

MOTION that the Board provide the Village Council (VC) with approval through 12/31/2021 to lend the VC up to \$150,000 from Conservancy Reserves. The purpose to assist the VC pay in the completion of a planned three-part paving project at the upper village encompassing all driveways, feeder roads and Knollwood North and South. The agreement will call for the amortization of the loan over seven (7) years at a rate of interest of 3% per annum. The approval is subject to obtaining a legal opinion, to be paid by the VC, that would address the ability of the Board to act, the appropriateness of the loan, the possible ramifications and the process for documenting the loan. Motion by Director Palladino, second by Director Dostal passed 8 yes, 2 no (Giampolo, Onesimo), and 1 abstain (Grigg)

- b) **Woodmoor tree removal -** 92 Pierce Blvd submitted proper documents to have trees removed that are, at least partially, on Conservancy property. The Standards Committee cannot advise on this matter. The owner is willing to cover all costs.

MOTION to grant AAI to 92 Pierce Blvd understanding that he cannot build structures on Conservancy property. This only allows for removing trees. This approval is subject to the unit owner providing insurance. Motion by Director Webber, second by Director DeMarco passed 10 yes, 1 abstain (Giampolo)

- c) **Amazon -** Discussion ensued regarding the proposed facility that will abut the Conservancy. Concerns included noise, need for a berm and the Planning and Zoning meeting. A mailing was recommended for impacted units.
- d) **Signs –** Feedback was obtained from the Attorney and at this time there will be no further action regarding signs or flags. The topic will be tabled until after the 1st of January 2021. During the 2021 calendar year, rules will be clarified regarding signs and flags. New letters will be sent to any units that were advised to remove their items, advising them that the topic will be reviewed after the new year.
- e) **Garden Cleanup –** Due to lack of use and inability to access the plots, the community gardens are overgrown.

MOTION to seek a proposal from Butler Landscaping to weed whack the community gardens using Conservancy funds. This is not intended to set a precedent that the Conservancy will cover community garden costs. Motion by Director Palladino, seconded by Director DeMarco passed unanimously.

8. COMMITTEE REPORTS:

None

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING: Wednesday, October 28, 2020 at 7:00 PM

11. ADJOURNED: Eversource planned an outage for the Walden Woods community beginning at 9:00 PM. The meeting adjourned unexpectedly due to lack of quorum.

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Deborah Giampolo (10/--/2020)

APPROVED