**UNAPPROVED SPECIAL MEETING MINUTES**

These are the unapproved minutes of the August 29, 2012 special meeting of the Walden Woods Conservancy Board of Directors to be approved by the Board at a future Board meeting.

**1. Call to order.** The meeting was called to order by Dale Herrick, President at 6:34 p.m. Eleven directors were present: Susan Atwater, Amy Beresky, Diane Bernier, Glenn Brand, Dale Herrick, Cynthia Keenan, Warren Johnson, Gordon Jones, Io Mura, Brian Onessimo and Susan Raupach. Alanna Herrick was absent. Jeff Byers of Elite Property Management, LLC was present.

**2. Proof of Notice of Meeting.** Jeff Byers reported that the proof of notice was mailed to all unit owners in accordance with the Declaration. A copy of the notice follows:

*Walden Woods Conservancy. Inc. Notice of Special Board Meeting*

*A special meeting of the Executive Board will be held as follows: Date: Wednesday, August 29, 2012*

*Time: 6:30P.M.*

*Location: Meeting House*

*Purpose: The Executive Board has proposed two amendments to the Rules and Regulations of Walden Woods Conservancy, Inc. concerning generators and the newly*

*finished Pond Patio. A copy of the proposed amendments are attached to the*

*Notice as Exhibit A & Exhibit B. [Attached at end of these minutes]*

*The Board is empowered to amend the Conservancy's By-Laws and Rules and Regulations subject to Article XVI of the Conservancy's Declaration following the Notice and Comment to all Unit Owners.*

*Interested Unit Owners are invited to attend the meeting and comment on the propose rule. If you would prefer to make your comments in ·writing, please send them to:*

*Walden Woods Conservancy, Inc. C/0 Elite Property Management*

*23B Pasco Dr.*

*East Windsor, CT 06088*

*Please be sure to mail your comments so that they will reach the Association prior to the Board*

*Meeting.*

*Dated: August 3, 2012*

*At the Direction of the Board of Directors*

*Walden Woods Conservancy. Inc.*

**3. Unit Owner Comment Period**. The President invited comment from all persons present on the proposed addition of subsection 1.1.9 and section 11.6 to the Walden Woods rules. After hearing comments from all persons in attendance who wanted to address the Board on either or both proposals, the President closed the unit owner comment period. Several recommendations were made for changes in the draft rules. Some in attendance expressed opposition to either or both rules and some spoke in favor of the generator rules. The Chairperson of the Standards Committee reported that his Committee supported the generator rules in the form submitted and urged passage at this time.

**4a. Subsection 1.1.9 – Use of Generators**. **Director Johnson moved that the proposed subsection 1.1.9, as attached to the notice for this meeting, be referred to the five council boards for comment within the next sixty days.** The motion was seconded and **passed** with eight directors voting in favor and directors Beresky, Keenan and Onessimo opposed.

**4b. Section 11.6 – Big Walden Pond Patio Area**. **Director Beresky moved that the proposed section 11.6, as attached to the notice for this meeting, be disapproved and that rules not be adopted for the patio at this time.** The directors questioned the need for these rules at this time and the possibility of adoption of rules in the future if problems arise. The motion was seconded and after discussion **passed** with all directors voting in favor.

**4. Adjournment. Director Johnson moved adjournment of the special Board meeting.** The motion was seconded and passed unanimously.

The special meeting adjourned at 7:25 p.m.

Respectfully submitted

Warren P. Johnson, Secretary

**Exhibit A to Notice of Special Meeting of 8/29/12**

PROPOSED ADDITION TO THE RULES OF THE

WALDEN WOODS CONSERVANCY, INC

 Subsection 1.1.9 – Use of Generators. These rules are adopted to promote the health, safety and comfort of residents of Walden Woods and its adjoining residential neighbors. Use of generators of any kind (including stationary standby generators and independent stand alone generators) in conjunction with a Unit requires a Standards Committee approved Alterations, Additions and Improvement application be on file with the Manager. Independent stand alone generators are often referred to as portable generators and may be used to integrate with a Unit’s electrical system or to run one or more electrical appliances. The following rules apply:

1. Only one generator is permitted per Unit.
2. Renters must secure Unit Owner approval for use or installation of a generator and the Unit Owner must sign the AAI application.
3. Any required Town of Windsor permits and approvals must be secured by the Unit Owner and copies placed on file with the Manager.
4. All manufacturer’s specifications, guidelines, recommendations and instructions (in addition to building code requirements) must be followed for use of the generator and all wires or cables used to connect the generator to the Units electrical system and to auxiliary devices.
5. It is illegal and a violation of these rules to operate an integrated system without the use of a transfer switch that meets applicable laws, building code requirements and manufacturer’s specifications. **It is illegal and dangerous to turn off a Unit’s main breaker and back feed the Unit’s electrical system with a generator.**
6. Stationary generators must be installed on a suitable pad in an area approved by the Standards Committee to minimize noise, exhaust, visibility and any other disturbance to another Unit and the Common Elements. The proposed location of any generator must be specified in the AAI application.
7. Stationary generators must be powered by the Unit’s source of natural gas and supply lines must meet the specifications of the natural gas provider (currently Connecticut Natural Gas Company). Unit Owners must comply with all gas provider inspection and certification requirements, and place copies of the most recent inspection and certification reports on file with the Management Company. Stationary generators may not be fueled by propane gas.
8. Independent stand alone generators may be powered by either gasoline or propane gas. Gasoline must be stored away from the generator and in containers of no more than five gallons capacity that are approved for gasoline usage. Propane tanks are limited to no more than two twenty-pound takes (outdoor gas grill size) per Unit.
9. Stationary generators become Limited Common Elements assigned to the Unit they service.
10. Portable generators must be located in areas that minimize impacts on neighbors and that are approved by the Standards Committee. Generators may never be placed in a Unit basement, in a garage or on a deck. Portable generators may not be operated in close proximity to a garage door, Unit door or Unit window that is either open or partially open.
11. A properly charged and certified ABC fire extinguisher must be located in close proximity to portable generators.
12. The fire and extended coverage for any Unit with a generator must not exclude insurance coverage because of the generator or its use. Unit Owners will comply with all requirements of the insurance carriers for the Conservancy.
13. Portable generators are limited to supplying no more than one Unit, portions of one Unit or appliances in one Unit.
14. Generators must not exceed 72 decibels at 100% load as rated by the manufacturer or a government accredited rating agency. Evidence of the decibel rating must be submitted with the AAI application.

**Exhibit B to Notice of Special Meeting of 8/29/12**

PROPOSED NEW RULES FOR THE BIG WALDEN POND PATIO

1. ***Section 11.6 – Big Walden Pond Patio Area***
2. Subsection 11.6.1 – Patio Use. The patio between Walden Meadow Road and Big Walden Pond is for the exclusive use of Walden Woods Residents and their guests. It is not available for private parties. Use is restricted to Monday through Thursday from 6:00 am and 10:00 pm, and Friday through Sunday from 6:00 am through 11:00 pm. The patio walls are for sitting. Climbing or walking on the walls is prohibited.
3. Subsection 11.6.2 – Care of Patio and Surrounding Area. Residents and their guests must not litter, deface or damage the patio or the surrounding area, including the pond, the dam structure, the storm drainage structures and the fauna tunnel. Users must carry out of the area all litter they bring with them or create. Unit owners are responsible for themselves, their guests, tenants and tenants’ guests.
4. Subsection 11.6.3 – Pets. Pets are prohibited from the patio including the patio walls.
5. Subsection 11.6.4 – Parking. Those traveling to the patio by motor vehicles and choosing to park on Walden Meadow Road must comply with the parking restrictions, if any, posted by the Town of Windsor. In the absence of Town posted restrictions, users of the patio who choose to park on Walden Meadow Road are to park only on the pond side of Walden Meadow Road.
6. Subsection 11.6.5 – Dam Structure. Sitting, climbing or walking on any area of the concrete dam structure is strictly prohibited.
7. Subsection 11.6.6 – Penalties. The Conservancy Board may prohibit unit owners, their guests, tenants and tenants’ guests from use of the patio for violations of this section 11.6 after Notice and Hearing in accordance with section 24.4 of the Walden Woods Declaration. This action may be imposed in addition to such damage assessments, fines and penalties as may be allowed by the Walden Woods Declaration and the Connecticut Common Interest Ownership Act.