

UNAPPROVED MEETING MINUTES

Walden Woods Conservancy Inc. – Board of Directors Meeting Wednesday May 31, 2017 Location: Meeting House – Walden Meadow Road

Property Manager:

Chris Kohnle, CMCA - Elite Property Management - Glastonbury, CT Telephone 860-430-6640

Directors Present:

Andrew Lattimer – President + Woodmoor Director (Arrival at 7:18 PM)
John Boccuzzi – VP + Townhome Director + Recording Minutes This Month
Diane Corcoran – Duplex Director
Lynn Olson - Douglas – Duplex Director
Susan Raupach – Townhome Director
Glenn Brand – Townhome Director
Marlene Towers – Village Director
Brian Onessimo – Ridge Director (Arrival 7:09 PM)

Directors Absent:

Joe Palladino – Village Director
Cori- Lynn Webber - Woodmoor Director
Kathleen Tracy – Treasurer + Duplex Director
Lynn Fitzgerald – Village Director

Committee Chairs Present:

Cathy Miller – Standards Committee
Roland Bernier – Social Committee

- The meeting was called to order by John Boccuzzi at 7:04 PM.
- Notice of the meeting and agenda was provided to all unit owners.
- A quorum of directors was present.
- The Walden Woods Executive Board Meeting Minutes of April 26, 2017 were reviewed by the directors present. A motion to approve the minutes was made by Director Douglas and seconded by Director Towers. The meeting minutes were approved with Director Raupach abstaining.

Financials - Chris Kohnle – CMCA

- Financials of the Association as of April 30, 2017 were reviewed. All councils showing positive revenue at this time.

Mark Stupcenski – Account Manager for Russo Lawn and Landscaping

- A new three year service agreement dated December 1, 2017 was included in this month's board package. Mark stated that the proposal now includes two additional services for pruning

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Knock Out roses and pruning and dead heading of Catmint. The proposal represents an increase of 1.97% over the previous contract for a total annual cost of \$382,948.56.

- Mark stated that the fountain at the pool pond is not working and maybe covered under warranty. He is looking into repair / replacement and will advise.
- Director Towers stated that the Bobcats were leaking fluids again this season. Mark stated for a five (5) year contract Russo will build (at no charge) a gravel parking lot with plastic liner in the ball field or pool area for parking of the Bobcats.
- President Lattimer directed Chris Kohnle to obtain a minimum of three bids for landscape and snow removal.

Property Managers Report

- Boundaries: Chris handed this item over to Peter DeBisschop. Peter presented the board with a Boundaries To Do List dated 5.31.17 which is a list of open items and a plan for presenting the Walden Woods boundaries map to the community for ratification and recording with the Town of Windsor (refer to the attached).
- 59th Amendment Language: There was discussion regarding the proposed language of the 59th amendment. Point 1: Director Boccuzzi cautioned that we should use the exact wording that is contained on the map documents. What Fuss & O'Neill have prepared for us is a "Compilation Plan / Class D Survey". We should use that exact wording so it matches the map exactly. Point 2: Expenditures for aesthetic purposes... all directors were in agreement. Point 3: 80% minimum votes....all directors were in agreement.
- 634 Thoreau Circle – Town of Windsor building inspector to perform final inspection on 5.25.17.
- 136 Pierce Blvd. Juliet Balconies - Cathy Miller Chair of the Standards Committee stated that at the April SC meeting the architect Robert Hurd AIA, who was hired by the home owner, stated the following: "Juliet Balconies may not emulate a traditional New England style of home". Copy of the April SC Minutes attached. The Standards Committee is still recommending removal.
- Pool has been inspected by the Town of Windsor and is approved for opening.
- Pool umbrellas looking pretty bad. Chris to inspect and look at replacing as necessary.

Unit Owner Forum

- Jennifer – CWD Update: 50 units renting, 3 units for sale, 1 recent sale
- Roland Bernier – Pool furniture was not properly cleaned this year
- Diane Bernier – Invasive plants still exist at the pool area and in front of the pond
- Jill Levine – There is no mail box installed at 634 TC
- Peter DeBisschop – Regarding the Russo contract the board should add performance management clauses. Also, per the declaration the board can appoint non unit owners to the Standards Committee and he would encourage same.

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- Margie Schuck – Ms. Schuck stated that the residents (no list of names with signatures provided) of the Duplex and Town councils are not in favor of the proposed pet registration and an annual fee of \$150.00 to repair turf and shrubs damaged by resident's dogs. She felt that cats should be included in the registration as well.
- Marybeth Hoffman – Ms. Hoffman is leasing a unit from CWD in the Duplex Council and is the owner of two small dogs. She feels the proposed new fee of \$150.00 annually per dog for repair of turf and shrub damage due to dog urine is unfair. She mentioned the non refundable fee she paid to CWD for possible damage and repair to the inside of her unit. Jennifer with CWD suggested that Ms. Hoffman contact her directly to discuss the matter further.
- Theda Marinelli – Theda stated that if multiple applications are brought up before the board for appointment to the standards committee she feels that preference should go to a unit owner.
- Peter DeBisschop – Peter commented to Theda that he disagrees with her opinion.
- Andre Lilly – Mr. Lilly stated that his architect Robert Hurd AIA said that the Juliet Balconies are in fact appropriate for the community and provided Chris Kohnle with a letter from Mr. Hurd.
- Bonnie Farmer – Asked Chris Kohnle if the Yoga group can practice Yoga on the front lawn of the meeting house. Chris stated that this is okay. Bonnie also pointed out that the Garden Committee does not have a board liaison.

NEW BUSINESS

- Director Boccuzzi suggested that the proposed pet registration form include cats. This would assure that they have proper vaccinations and the photos could assist in finding a cat should one get lost. There would be no fee for cats.
- Garden Rule - Director Brand discussed New Business Item A - A proposed Garden Rule revision which speaks specifically to an annual lottery for plot selection as there are only 20 plots and 336 residents. After no motions and much discussion President Lattimer suggested that Director Brand modify the proposed rule revision based upon tonight's feedback.
- Pool Camera Rule – Director Towers made a motion to accept the new Pool Camera Rule included in the board package as Item B. Director Douglas seconded the motion. The vote was unanimous.
- Woodmoor Free Standing Garages Prohibited – New Business Item C in the board package. A motion was made by Director Towers to accept the rule as written. Seconded by President Lattimer. The vote was unanimous.
- Commercial Motor Vehicles Prohibited Clarification – New Business Item D – A motion was made by Director Boccuzzi and seconded by Director Brand. All directors voting yes with abstention by Director Raupach.
- New Business Item E – New Rules for Town Home – Entire Item E tabled to next month's meeting due to time constraints.

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Committee Reports

- Social Committee – Roland stated that the pool opening party was successful. Roland also stated that he is resigning as chair of the social committee. A replacement will be forthcoming soon.
- Standards Committee – Cathy Miller stated that Pat Tanner has accepted the position on the committee representing the village council.

Hearing no further information from committees a motion was made by President Lattimer to adjourn the meeting, seconded by Director Towers. Vote was unanimous.

END