**APPROVED MINUTES**

These are the minutes of the September 19, 2012 monthly meeting of the Walden Woods Conservancy Board of Directors approved at the monthly meeting of the Board on October 24, 2012.

1. **Call to order.** The meeting was called to order by President Dale Harrick, at 7:02 p.m. Ten directors were present: Susan Atwater, Diane Bernier, Glenn Brand, Alanna Herrick, Dale Herrick, Warren Johnson, Gordon Jones, Cynthia Keenan, Susan Raupach and Brian Onessimo. Directors Amy Beresky and Io Mura were absent. Jeff Byers of Elite Property Management, LLC was absent. The President announced that he had received the resignation of Io Mura as a director. **Director Johnson moved acceptance of the resignation of Director Mura with the thanks of the Board for her service.** The motion was seconded and **passed** unanimously.
2. **Approval of Minutes.** The Board special meeting minutes for August 29, 2012 were previously published on the Conservancy website and presented to this meeting of the Board for acceptance. **Director Atwater moved acceptance of the August 29, 2012 special meeting minutes.** The motion was seconded and **passed** unanimously. The regular monthly meeting minutes for August 29, 2012 were previously published on the Conservancy website and presented to this meeting of the Board for acceptance. **Director Atwater moved acceptance of the August 29, 2012 regular meeting minutes with the replacement of the word “irrigation” by the word “improvement” in item 7.a. on page 2.**  The motion was seconded and **passed** unanimously.
3. **Financial Report.** President Herrick presented the financial report in the absence of the treasurer and a representative of the management company.
4. **Unit Owners Forum.** Several residents were in attendance and addressed the Commission on a variety of topics. **Director Johnson moved approval of a proposal by Peter DeBisschop to relocate existing grass plants to screen a cable box on the green.** The motion was seconded and after discussion was **approved** unanimously.
5. **Manager’s Report.**
	1. **Inspection Sheets for Councils.** There was no report.
	2. **Pool Update. The Board by unanimous consent indicated that the hiring of a pool attendant or attendants from among Walden Woods residents would be acceptable.**
	3. **Budgets.** Director Atwater reported a need to include work on the pool driveway, the entrance landscaping in the Walden Meadow Road intersection with Marshal Phelps Road, and the plantings at the stone walls at the second set of pillars located adjacent to Walden Meadow Road at the intersection. Director Jones reported that the preliminary proposal for $10,000 to cover legal fees in 2013 appears inadequate. **The general consensus of the Board was to take up the 2013 budget at its next monthly meeting.**
6. **Old Business.**
	1. **HUD Complaint Status.** President Herrick reported that no date for Director Atwater’s agency-mandated sensitivity training has been set as yet.
	2. **Council Area Boundaries.** The Conservancy legal counsel, Mathew N. Perlstein, Esq., set out the steps that must be taken to proceed from a map as marked up and approved by the Board to an amendment designating council areas that can be adopted by the unit owners in a letter dated January 24, 2012. Step number 2 in that letter is for the Conservancy to furnish Attorney Perlstein with a copy of the marked up maps. **Director Bernier moved that the Board forward to the Conservancy legal counsel for processing the maps presented at last night’s special Board meeting (modified to exclude the areas behind Units 76, 80, 84 and 88 Pierce Boulevard from the Woodmoor Council Area) along with the following clarifications and recommendations.**
		1. **The Duplex Council Area boundary will include the screening along Walden Meadow Road between Haskins Road and Marble Faun Lane.**
		2. **Costs paid from Walden Woods funds for maintenance and improvement of all areas encircled by road pavement and within Council Areas shall be allocated to the Councils in which the areas are located.**
		3. **The Ridge Council Area ends at the Limited Common Element boundaries of the Ridge Units adjoining the driveway and parking area for the pool.**
		4. **The Village Council Area includes the Common Elements between the tree line along the west boundary line of Walden Woods between Lockview Drive and a point north of 26 Ivy Lane and excludes the area along the tree line between that point and Walden Meadow Road.**
		5. **The Woodmoor Council area includes the five Woodmoor columns and the area as depicted on the maps presented to the September 18, 2012 special directors’ meeting containing the column at the corner of Pierce Boulevard and Walden Meadow Road and the area depicted adjacent to 76 Pierce Boulevard on the southeast to the Walden Woods property line.**  **The Woodmoor Council Area does not include the common elements adjacent to the rear Unit lines of Units 76, 80, 84 and 88 Pierce Boulevard.**
		6. **The Woodmoor Council Area includes the walkway between Thoreau Circle and Pierce Boulevard.**
		7. **The construction, maintenance, repair and replacement of the irrigation system extension proposed for the vicinity of the Big Walden Pond deck is a Conservancy and not a Duplex Council expense. If metered to the Duplex Council and not through a separate meter, the water charges attributable to the extension will be estimated by the Management Company and charged to the Conservancy.**
		8. **The Declaration, Section 15.13 should be added substantially as follows: “No amendment that changes the location of Council Area boundaries shall be approved unless (1) Unit Owners of Units to which at least eighty percent of the Votes in the Association are allocated, and (2) Unit Owners to which at least eighty percent of the Votes in the affected Council Area or Areas are allocated vote for or agree to the proposed amendment.”**
		9. **The Declaration, Section 19.1 (i) should be added substantially as follows: “The expenses associated with the maintenance, repair and replacement of Vortecnic units wherever located are Conservancy expenses and not Council Expenses.”**
		10. **The Declaration, Section 19.3 (viii) should be added substantially as follows: “The expenses associated with the maintenance, repair and replacement of the mail boxes located on the south side of Jacobi Lane in the Conservancy Common Elements and the concrete foundation on which they stand are shared by the Duplex and Townhome Councils and are not Conservancy Expenses.”**

The motion was seconded and after discussion **passed** on a vote of nine directors in favor and Director Jones opposed.

1. **New Business.**
	1. **73 Pierce Blvd. Reimbursement. Director Jones moved to table this agenda item until the next meeting of the Board and direct Elite to give notice to the Terkildsens that the Board will hear from Elite and from them, if they want to be heard, at that meeting.** The motion was seconded and **passed** unanimously.
	2. **Camera/Pool Area.** Peter DeBisschop reported three options the Board can consider for added security at the pool. Option 1 is to install motion detectors, a time clock and horn at a cost of approximately $1,400. Option 2 is to install the same system but add monitoring at an initial cost of approximately $1,800 and a monthly monitoring expense of approximately $20 per month. Option 3 is to install a twenty-four hour monitoring system with four cameras at an initial cost of approximately $6,700. **No Board action was taken.**
	3. **Treasurer.** Andrew S. Lattimer, a certified public accountant and unit owner in Walden Woods, volunteered to serve as treasurer of the Conservancy until the end of the year to fill the vacancy created by the resignation of Amy Beresky. **Commissioner Jones moved to appoint Andrew S. Lattimer as treasurer for the remainder of 2012.** The motion was seconded and **passed** unanimously.
2. **Committee Reports.**
	1. **Environmental.** Chairman Brand reported that he has scheduled a meeting of the Committee for Sunday, September 23, 2012 at the Big Walden Pond Patio. He reported further that carp were scheduled to be stocked in Big Walden Pond yesterday to attempt control of duck weed, algae and other water flora.
	2. **Communications.** Chairman DeBisschop reported that 79 unit owners have signed up for email notifications in lieu of mail notifications. The Committee is attempting to sign up the approximately 180 units that have not yet responded in order to save postage and administrative expenses.
	3. **Meeting House.** Chairman DeBisschop reported 3 rentals for September and 3 rentals for October. The Meeting House is booked every weekend in September and October with rentals or Walden Woods events. Chairman DeBisschop reported that the security system can accommodate the use of temporary codes as a possible minimization of the monitoring burden on Committee volunteers.
	4. **Social.** Chairman Roland Bernier reported that the Committee plans to meet on the first Thursday of every month. The Committee had a good response to the proposed New York City trip but was unable to secure the necessary transportation for a trip this fall. The Committee intends to pursue a New York City trip for next fall. He reported a busy social calendar planned for the remainder of the year. Residents are encouraged to view the events calendar on the Walden Woods website.
	5. **Welcome.** Chairwoman Ruth Johnson reported 7 visit to new residents. The Committee mailed out 4 letters to new residents.
	6. **Standards.** Chairman Barry Towers reported one AAI request was approved since the last Board meeting. He reminded the directors that the Councils are to report their evaluations of the proposed generator standards. Chairwoman Atwater reported that the Village Council Board considered the standards at its last meeting and supports the standards as proposed by the Standards Committee without change.
	7. **Community Garden.** Chairwoman Bernier reported that the community garden has been a success this year. The Committee plans a harvest dinner for October 13.
	8. **Boundaries.**  Chairman Dale Herrick made no report because the subject had been exhaustively addressed earlier in the agenda and at last night’s meeting.
3. **Adjournment.** The meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

Warren P. Johnson, Secretary