Walden Woods

Townhome Meeting Minutes

January 11th, 2022

Meeting called at 7:04 p.m., John Boccuzzi, Gerri Lemieux, Glenn Brand present.

* Reserve balance and discussion on how the reserves work
* Chimney cap sealing and flashing were discussed, and we are waiting for Chris to send us figures on current cost, contractor pricing and sealant product used. Once the numbers are in, we can create a plan for spring/summer fixes
* Line painting and asphalt sealing were discussed for 2022 summer projects.
* Irrigation sensor upgrade was discussed along with benefits it will produce for cost savings.
* 55 Last Leaf would like every Townhome chimney inspected
* Unit 7 Last Leaf inquires about reserve study numbers for future projects and such
* Unit 21 Rhodora Terrace has concerns about Elite responses to maintenance requests. Owners are upset with slow response time from Elite answering emails and addressing issues with water build up behind their unit/slider…..
* 9 Rhodora Inquired about replacing wood decking with Trek
* Meeting adjourned 7:45 p.m.

Respectfully Submitted by,

Directors Brand and Lemiuex