**MINUTES**

**VILLAGE COUNCIL MEETING**

**Wednesday, April 18, 2018**

**WALDEN WOODS MEETING HOUSE**

**Call to order:** The April 18, 2018 meeting was called to order by Chairman Palladino @ 7 PM.

**Roll Call:** Present were Chairman, Joe Palladino, Marlene Towers and Lynn Fitzgerald.

**Approval of minutes:** The minutes of the November 15, 2017 meeting were approved as written. (Meetings in January and March were cancelled due to weather.)

**Financials:** Chairman, Joe Palladino, reviewed the 2017 year end financials, indicating that $4,197 was transferred to reserves after expenses. Also went over expenditures over the beginning of 2018, which basically consisted of snow removal.

**Old Business:**

**Boundaries Amendment Status:**  So far only 199 of 356 yes votes have been received. 224 yes votes are needed for passage, but the attorney feels 10 additional votes would be better. Within the Village, homeowners not responding to date are 10 Aster, 511, 527, 539 Hawthorne, 33 Knollwood North, and 146 Morning Glory. As these homeowners have not responded, we have to assume they are voting no.

**Paving Project:** Discussed the use of a third party consultant vs. oversight by Elite Management. If was felt by all council members that the assistance of an outside contractor, preferably an engineer, would be the best option. At present, we have at least one bid for this service. Chairman Palladino will contact Elite about obtaining other bids. Also discussed financing of this extensive project through special assessments, reserves or a loan underwritten by the Conservancy which can be paid over time. A suggestion was made to ask for homeowner input prior to any final decision. It is hoped that once all aspects of this project are finalized, all work can be completed in one year.

**130 Primrose:** Homeowner reported damage to a cable box in front of his unit which has been addressed by Russo.

**Attendance of Elite (Chris Kohnle) at Village Meetings:** To have Chris Kohnle attend Village meetings on a periodic basis would cost the Council $90/hr. It was agreed by all Council members that he should only be requested to attend only when absolutely necessary. Mark Stupcenski of Russo Landscaping will attend as needed at no charge.

**Tree Work:** It was suggested by Chairman Palladino that tree removal should be done in the Spring rather than the Fall to allow for grading and reseeding after tree and stump removal. Identification of trees for removal will be done at a Spring walk through of the property within the month, at a date agreed to by Council members. Also discussed contacting the Town of Windsor regarding removal of dying trees on Town tree line on Hawthorne, Mercer and Pierce Blvd. Will have Elite contact the Town about this matter.

**Clarification and Possible Revision of an existing rule regarding Village Driveways:** After a brief discussion of the current rule (subsection 25.1) regarding uniformity of driveways in the Village and the ability to reseal driveways, it was decided the current rule needed no further clarification, and the proposed change was taken off the table.

**Mailboxes in the Lower Village:** Installation of new mailboxes, posts and numbers will occur pursuant to a recent quote obtained by Elite. It was suggested by Council member, Towers, that an email be sent to Village residents regarding the replacement, in case unit owners are planning to change damaged ones themselves. She will email Elite to send this information to residents in the Lower Village.

**Installation of New directional signage on the Knoll:** Due to the fact that the present signage is not sturdy enough to withstand the mowers, sturdier signs are needed as replacements. Presently awaiting quotes for the work from Elite management.

**Formal ratification of work orders**: Due to cancellation of meetings because of bad weather, several work orders were approved via email on April 3, 2018, so that work could be scheduled. Those approved were WO 4844 to remove and replace a master controller of the sprinkler system on Sagewood and KWN with an Irritol TC 36EXR; WO 5554 for landscaping at 503 Hawthorne; WO 5560 for annual brush line maintenance; WO 5557 for landscaping at 5 OTG; and WO 3083 for various landscape issues on Pierce, OTG, Primrose and KWS. Also ratified was a work order (3895) for brush line work from 39 KWN to 31 KWN, which would include regrading and reseeding after tree and stump removal. Although it was approved in September, the council was waiting for cost confirmation.

**Owner forum requests:** Siding damage reported by the homeowner at 32 KWN was reported to elite and repaired by Russo in January. A hedge blocking a storm door at 135 Primrose was also reported and trimmed back by Russo.

**New Business**

**Snow removal issues and property damage:** Mark Stupcenski, representing Russo Landscaping was present to address any snow removal issues. A major issue was curb damage especially on the Knoll. Mark indicated that the curbing would be repaired the week following check on tree damage from the recent storms. Some fallen limbs could have been missed. Clearing fire lanes of snow was another issue discussed. With no further questions, Mark Stupcenski was thanked for his time attending the meeting.

**Meeting Cancellation:** After a brief discussion it was agree by all Council members that 24 hours before a meeting was an appropriate time frame to cancel due to weather or any other unforeseen event necessitating cancellation of a Village Council meeting.

**Russo WO 5848:** This work at 33 Knollwood North addresses regrading, reseeding and redirecting downspouts along one side of the unit after water was noted in the basement. Upon inspection of the area by Chairman Palladino, it was noted that there was a crack in the foundation which may be the reason for the water leak. As this is a new problem for this unit owner, Joe Palladino, suggested a note be sent to Elite to have Chris meet with the homeowner about addressing this issue prior to initiating any landscaping work. This suggestion was agreed to by Marlene Towers and Lynn Fitzgerald.

**Owners Forum:**

A unit owner from 36 Knollwood North felt that everything looks good and well maintained. He felt Russo does a good job. However, he and a couple of other unit owners present from the Knoll agreed that there appeared to be more damage from snow plowing this year. All also agreed that prevention of curb damage needs to be impressed on Russo especially after the repaving is done. Joe Sikora, who resides at 147 Pierce Blvd. thought the quote for repaving could ultimately be as high as $350,000, as this project has been part of the reserve study for several years. Chairman Palladino pointed out that in 2018, we can only agree to taking $5000 out of reserves to secure the engineering consultant we need to estimate the scope of the project.

The date of the next Village Council meeting is scheduled for Wednesday, May 16, 2018 at 7 PM.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted by Marlene Towers, Secretary