

MINUTES

VILLAGE COUNCIL MEETING

Wednesday, April 17, 2019 @ 7 PM

Walden Woods Meeting House

Call to Order: The meeting was called to order by chairman, Joe Palladino, at 7 PM.

Roll Call: Present were Council members, Joe Palladino, Joe Sikora, and Marlene Towers.

Minutes: The minutes of the March 20, 2019 Village Council meeting were approved as written.

Financials: The operating budget remains on target. Only unexpected expense was clearing of tree damage on Knollwood North after a severe storm, which will leave less in what was budgeted for tree trimming and/or removal in the summer.

Old Business:

- 1) Paving Project: The council has met with two engineers prior to this point. The first engineer has decided to pass on this job. The second engineer, who had prior knowledge of the complex, had interest in the project. Still awaiting answers to some questions from this consultant. The council feels an interview with a third consultant would be appropriate. Mr. Palladino will contact Chris Kohnle about arranging this interview.
- 2) On Site Utility Work: Some lawn damage was noted on Knollwood North after utility work was done. After checking with Elite, it was learned that utility companies may give notice of work in the area but are not required to do so. However, it is their responsibility to repair or restore any damaged property. We are having Elite follow up with the utility (either Comcast or Eversouce) regarding the damage to the lawns on Knollwood North.
- 3) Work Orders: All work orders approved at the last meeting have been referred to Elite and Brightview/Russo for scheduling.
- 4) Improving Street Lighting in the Upper and Lower Village: New lighting has been installed on Pond Bridge. Chairman Palladino requested Council members check this lighting for effectiveness. More information on cost and installation is needed prior to consideration for the 2020 budget. New, more energy efficient lighting could improve brightness in both the upper and lower Village.

- 5) Capping heights of bushes: Chairman Palladino discussed capping of bushes at 5 – 6 feet with Joe Jones from Brightview/Russo. A walk around with the landscaper is planned for early May.

New Business:

- 1) Possible Common Charge Increase: Briefly discussed the possibility of an increase in the HOA fee due to the number of major projects under consideration, i.e. the paving project, tree removal and maintenance, and improved lighting.
- 2) Tree Maintenance: Will be identifying trees that need to be pruned or removed during this budget cycle. Some trees may need to be budgeted for next year due to unexpected winter storm damage expenses.
- 3) Fence Washing: Will be looking for estimates to clean fencing around common areas and limited common elements in the Village. Discussed washing fences in the main common areas this year and budgeting the rest for the following year.

Owners Forum:

Clint, who resides at 36 Knollwood North, reported some damage to his patio due to a root which runs under his fence. Members of the Board will check the situation, which will then be reported to Elite and Brightview/Russo for possible removal of the root. He also reported noncompliance of directional signage on the Knoll by residents, UPS and Fedex. A request will be sent to Elite to inform residents that adherence to directional signage is necessary to maintain the safety of residents. Will also ask Elite to send letters to UPS and Fedex reminding them they need to comply with signage. He also commented on the excessive speed of those driving on Walden Meadow Road, suggesting the possibility of speed bumps.

Lynn, a resident at 503 Hawthorne, felt the new tree planted in front of her home last year does not look healthy. This will be noted on the landscaping walk around planned for early May.

Mike, of 35 Knollwood North, reported several dead trees behind his residence which will need attention. He also commented on the speed bumps discussed earlier indicating that the Town of Windsor tends to discourage their use, unless a necessity for safety.

Marian, of 30 Knollwood North, reported continuing drainage issues of rain water at her residence, which has now left a build-up of dirt on her driveway. An email will be sent to Elite and Brightview to make sure the lawn drains are kept clear. She also indicated that a shrub which had been removed in the front of her home has never been replaced. This will also be checked during the landscape walk around in early May.

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully submitted by Marlene Towers, Secretary.