**MINUTES**

**VILLAGE COUNCIL MEETING**

**Wednesday, July 18, 2018 @ 7 PM**

**Walden Woods Meeting House**

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

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

**Approval of Minutes:** The minutes of the June 20, 2018 meeting were approved as written by Council members Marlene Towers and Lynn Fitzgerald. Joe Palladino abstained.

**Financials:** Over budget this period. The operating budget is actually on target, but irrigation has begun. As of this meeting, approved projects have not all been expensed.

**Old Business:**

 1) Boundaries Status: As of June 21, 231 yes votes have been submitted representing 69% of the 336 units in the complex. Our legal counsel would like to see at least 70% to 71% yes votes submitted to cover a margin of error before declaring the amendment approved.

 2) Paving Project: Assistance from a third party engineering consultant is being pursued, and at least two firms have expressed an interest in the project and will be interviewed. As there is not enough money in reserves to cover the full cost of the project, three different options have been considered. a) A loan from a financial institution which would make the Conservancy the legal entity for the loan requiring approval of the Conservancy Board. b) A special assessment which could be paid monthly, quarterly or as one single payment. c) A Conservancy loan.

 3) Installation of New Directional Signage on the Knoll: Have approved Russo W/O 6150 for $2230.00 plus tax. According to Mark Stupcenski from Russo, the signage is scheduled to be installed in August. As Russo is installing the signs, they are accepting responsibility for any damage from mowers and plows.

 4) Tree Work: The estimate from long time tree contractor, Evergreen, was $16,725 plus tax. Chair, Joe Palladino, negotiated a discount of either 5% or contractor absorbing the sales tax. As not having to pay the sales tax was the greater of the two options, the council agreed to Evergreen’s estimate of $16, 725. Marlene Towers will call Elite to have Chris Kohnle schedule the tree work.

 5) Installation of hand rail at 10 Aster Pl. The Council discussed who is responsible for its installation, Village Council or the homeowner. It was pointed out by Council member Towers that the hand rail was needed to increase safety at this unit, which requires a steep set of stairs to gain access to the front of the unit. The Council agreed and Elite will be notified so an estimate for installation can be requested.

 6) Erosion issues at 14 Aster: Need to check drains at the site and keep them clear. Difficult to grow grass in area due to tree cover. May have to consider other options.

 7) Repair walk at 14 Aster: The walk has been repaired.

 8) Small tree replacement at 14 Aster: Has not been done at this time. This replacement may be part of an outstanding work order from Russo for small shrub replacement at some units in the Village. Marlene will send a copy of this work order to Joe Palladino. The work order was approved so work can be done.

 9) Flooding at 14 Aster: The homeowner reported getting ½ inch of water in the garage after heavy rain on July 17. Considering options for prevention, many can be tied in with the paving project. Joe and Peter will meet with Mark from Russo to discuss possible fixes for the future.

 10) Status of sidewalk repairs: Only minor repairs were required this year which were done by Peter DeBisschop after approval of expenditures for repair materials totaling approximately $300.

 11) Pot Hole Repair: Russo has been soliciting bids for the repair of the pot hole on Primrose Lane. So far there has been no response from two companies, one of which is Holden, who has the plowing contract. A third company is being approached, but this is a small job, so estimates for work have been slow in being submitted.

**New Business**

1. Brush Line Encroachment: Brush line maintenance is typically done in November after the growing season. Many of the problem areas were done just after Thanksgiving last year, but areas on Knollwood North were missed due to tree work. These are budgeted to be done this year.
2. Parking on Walden Meadow Road: Chairman, Joe Palladino, will discuss the issue of residents at 10 Aster parking on Walden Meadow Rd. at the conservancy meeting at the end of July. He will try to see if the Duplex units will allow us three spaces in the parking lot on Scarlet La., as this is closest to the unit on Aster. Otherwise the only other parking available will be that at the upper tennis courts.
3. Hedge work: Work on trimming shrubs and hedges has begun this week. The delay was caused by an unusually cold and snowy April which backed up all landscaping services this season.
4. Relocation of small shrubs to improve irrigation coverage: Over the years, shrub placement has encroached on sprinkler heads which has caused problems with effective irrigation. Peter DeBisschop has identified some of these problem areas, and has asked if these shrubs can be moved, using them in other areas. Discussion of the issue followed without any real decision at this point. Will check with landscaper to see where shrubs can be used.
5. Volunteers needed for Village Council: Lynn Fitzgerald has stated she will not return next year. Marlene Towers has also indicated she may not return next year. Joe will ask communications to put out an email that volunteers are needed to serve.

**Owners Forum:**

Bob Ellis from Morning Glory questioned whether the trees which are being removed will be replaced. Marlene Towers informed him that the trees were not to be replaced at this time. He also informed the Council that irrigation, especially on Knollwood South has been poor this year. Dry grass and weeds in areas which are poorly watered. He was informed that this is due to a pressure problem, which can be addressed with the paving project. Joe will check with Peter DeBisschop to see what can be done in the interim. We need to give Peter a token of appreciation for all the work he does keeping our aging irrigation system going. Kathy Larkin, Peter’s wife, from 2 On The Green, indicated Peter enjoys helping out as he is always looking for a project to keep him busy. She also indicated that Village residents need to step up and volunteer, as many of those who do have been doing it for multiple years.

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

Respectfully submitted by Marlene Towers, Secretary.