

## MINUTES

### VILLAGE COUNCIL MEETING

Wednesday, June 20, 2018

Walden Woods Meeting House

**Call to Order:** The meeting was called to order at 7 PM by acting Chairman, Marlene Towers.

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

**Approval of Minutes:** The minutes of the May 16, 2018 Village Council meeting were reviewed and accepted as written.

**Financials:** Review of operating budget year to date shows the Village running on track financially. This may change as the sprinklers start running on a six day schedule, and water bills start coming in.

#### Old Business:

- 1) **Boundaries Status:** Prior to this meeting there were 199 yes votes submitted. A total of 224 are needed, representing 67% of 356 owners. The attorney would prefer 10 to 15 votes above that amount. The last presentation of the Boundary documents was presented on June 6 by Peter DeBisschop. 4 residents attended this workshop.
- 2) **Paving Project:** Assistance from a third party engineering firm will be pursued, as at least two engineering firms will be interviewed. Financing options being considered are a loan from a financial institution, a special assessment, or a Conservancy loan.
- 3) **Installation of new mailboxes, posts, and numbers:** Installation has now been completed in the Lower Village. A notice will be sent out instructing residents not to paint the posts white. They are to remain as natural wood.
- 4) **Installation of new directional signage on the Knoll:** W/O 6150 (\$2230.00 before tax) was submitted by Russo Landscaping and approved. Waiting for materials so Russo can proceed with the job.
- 5) **Tree Work:** Marlene Towers, Chris Kohnle from Elite, and Peter DeBisschop met with Ken from Evergreen Tree Service to solicit the cost of removing and trimming trees within the Village. After some research by Marlene Towers at Town Hall, it was determined that the trees in the snow belt on the Town roads in the Lower

Village belong to the Conservancy. As several trees are dead and/or dying, they will have to be removed. At this time, there is no plan for replacement. A quote of \$16,700 was submitted by Evergreen, which will be voted upon when all Council members are present, primarily due to the cost. Because there is an increasing amount of tree work necessary in the Village, \$18,000 was budgeted for 2018.

#### **New Business:**

- 1) Installation of a handrail at 10 Aster:** As the steps leading up to this unit are steep, it was felt that the unit would benefit from a handrail for safety. Will have Elite solicit a quote for this project.
- 2) 14 Aster:** In response to Mr. Devlin (who owns 14 Aster), voicing his concerns regarding several issues at his unit, Council members Marlene Towers and Joe Palladino independently walked the property. Mark Stupcenski from Russo and Chris Kohnle from Elite were also able to walk the area. The walkway which had a few broken pieces and a few cracked bricks has already been repaired. A bush to the right of the unit will be replaced, after a quote has been received from Russo. The drainage issue which causes intermittent flooding of the garage has been addressed in the past with attempts to reroute the flow of water down the hill and into a storm drain, but are inadequate during heavy snow and rain events in winter. Several options have been presented which can be accomplished as part of the repaving project to provide a more permanent fix of the issue. At present, a drain next to the driveway needs to be kept clean to handle some of the excess drainage. Apparently the flooding which occurred this winter may have been due to snow and ice covering the drain, which needs to be continually kept clean. Erosion in the rear of the unit was examined by Mark from Russo, who indicated it is due to the shade and lack of ground cover in the area. Although, it is aesthetically unattractive, no harm is being caused by this lack of ground cover, so nothing is needed at this time.
- 3) Sidewalk repairs:** Peter Debisschop has presented a request to use funds budgeted for routine walk repairs to repair a few walks he noted had broken bricks. His estimated costs of two to three hundred dollars are for epoxy sand, a few pieces of edge retainer, epoxy cement and stone dust filler. Replacement bricks to be used are from prior jobs, which are stored at the Meeting House. Council members Towers and Fitzgerald voted to approve use of the funds up to \$300 for the purpose of sidewalk repair.

#### **Owners Forum:**

Joe Sikora suggested having another set of borings done on the Knoll to verify that all road surfaces have to be removed prior to repaving. This might be something we could discuss

with the engineering consultants we decide to hire. Residents at 37 Knollwood North and 42 Sagewood inquired about brush maintenance behind their units. Apparently the brush has become dense in those areas and has been encroaching on their limited common elements. Will check with Mark from Russo Landscaping as to when the brush maintenance was last done in their areas. Usually this work is done in the Fall, but the area behind 37-39 KWN may have been part of the tree removal clean up which was not completed in 2017. Another resident asked when the Village will have their bushes and shrubs trimmed. Only rhododendrons have been trimmed as of the date of the meeting. As April was cold and snowy, landscaping is behind in all areas of the complex and may not be started until the beginning of July.

There being no further business, the meeting was adjourned at 7:45 PM. The next meeting will be held on Wednesday, July 18, 2018 at 7 PM.

Respectfully submitted by Marlene Towers, Secretary.