

Meeting Minutes

VILLAGE COUNCIL MEETING

Wednesday, June 15,2022 @ 7 PM

Via Zoom

Call to order and Roll Call. Directors in Attendance: *William Robertson, Dieter Dostal, Russell Devlin*

Approval of minutes: The May minutes approved by all three directors.

Financials:

1. Review current financials. Charge of walkway repair for \$1,290. Elite has not purchased the pallets of bricks requested. At the end of May the Village had \$97,417 in its reserves. Upcoming cost, sprinkler system repairs, final engineer charges, Walden Meadow hill landscaping. Tree and shrub removal.

Items to Discuss

1. **Paving Project** There are issues with concrete work that we have asked B&W (Thru Elite) to address related to asphalt to concrete edges. Mulch around mailboxes, seeding.
2. **Volunteer for alternate council member** Request for alternate council member. No volunteers to date.
3. **Irrigation system work** Most of the major repairs have been completed but there is still a number of sprinklers that need to be adjusted. Do not think that most Phase 1 improvements (over 20) have been addressed (maybe 2 items). It has been noted that some plantings might have to be removed to improve irrigation of the yards. The phase 1 irrigation proposal from Butler dated 9/25/21 included a number of line items identifying shrubs that needed to be trimmed or cut back. I would think that these items should be part of Butlers contracted trimming program and we should not be charged for those tasks.
4. **Walden Woods rules revision** Changes to Village rules in the Walden Woods document under review have been generated and incorporated.

There still needs to be a conservancy meeting to address the rules in Appendix B (Village Maintenance Document). These additional rules put additional requirements on the Village in units that are cojoined.

5. **Landscaping work corner of Knollwood North and Walden Meadow** Work has been approved, BeBe will start around June 23rd
6. **Shrub replacement** Working on a list of shrubs that will the Village would provide as replacements in the front of the units.
7. **Reserves** At the end of May the Village had \$97,417 in its reserves. Our declaration states that on a yearly basis 10% of the budget has to go to reserves. The Village budget is \$240,000 for 2022 so our minimum reserves collected for the year should be \$24,000 \$334 per unit. Had a basic discussion of reserves , how much extra for projects should be included, how far out in time should the Village be collecting extra cash for big projects.

New Business It is recommended that we have a face to face with Butler to discuss existing issues and future projects. Marlene Towers stated Evergreen doing the tree work in July is good.

Owners Forum: . Peter DeBisschop Walk way(mason work) repairs \$1,900 might cover cost to repair of 2 walkways He recommend that the short walk way on Ivy unit be removed. The concrete work specification did not state adding any coloration to the stamped concrete. (this could be corrected by staining the concrete). Peter recommends that we take the reserve study and make our own, put it on a spread sheet with our real numbers and future requirements. (No one volunteered)

Next Meeting Date: July 20, 2022