

## MINUTES

### VILLAGE COUNCIL MEETING

Wednesday, May 15, 2019 @7 PM

Walden Woods Meeting House

**Call to Order:** The meeting was called to order by Chairman, Joe Palladino, at 6:58 PM.

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

**Approval of Minutes:** Minutes of the April 17, 2019 Village Council meeting were reviewed and approved as written by all Council members present.

**Financials:** To date, finances are running under budget in all categories except for that of tree work. Approximately, \$4800 was needed to clear trees and debris left after a wind storm this winter, leaving less available for summer tree removal and trimming. \$4,427 was transferred to reserves.

#### Old Business:

- 1) Paving Project: To date the Council has interviewed three possible engineering firms to act as consultants on the project. The most recent interview was conducted with Timothy Wentzel of Connecticut Property Engineering. This firm has extensive experience with condominium projects and will do bidding for contractors, giving us a working picture of cost. In addition, they use a reclamation process in paving which will save in costs to haul old material away. Mr. Wentzel also seemed to feel the project could be completed in two weeks to minimize inconvenience to homeowners. Still to be determined whether driveways will be done first. He is aware of our drainage issues on the Knoll and has suggested a different style of curbing which is more suited for winter plowing. In all, Council members felt Connecticut Property Engineering seemed the best option for our project, which was unanimously approved by all Council members present. Chairman, Joe Palladino, will inform Chris Kohnle at Elite of our decision.
- 2) Lighting: Chairman, Joe Palladino, will request additional information and a quote for possible new lighting in the upper and lower Village. The new lighting would be brighter and more cost efficient.
- 3) Fence Cleaning: Consideration is being given to power washing the vinyl fencing in the upper and lower Village. Will ask Elite to get a quote for doing the common area fencing this year and save cleaning the fencing around limited common elements for next year.

- 4) Tree Work: Council member, Marlene Towers, will contact Chris at Elite to set up an appointment with Evergreen Tree Company to walk around assessing trees needing pruning and removal.

### **New Business**

- 1) Landscaping Walk Around: Joe Sikora and Marlene Towers completed a walk around with Joe Jones from Brightview Landscaping. It was noted that a number of rhododendrons on the Knoll were damaged by winter burn and will need to be replaced. After reviewing the estimate submitted by Joe Jones of Brightview Landscaping, a motion was made by Joe Sikora to approve the estimate for \$2,789.22 for repair of identified landscape work. It was seconded by Marlene Towers and approved by all. Elite and Brightview will be notified.
- 2) Temporary Signage: Apparently there was some question regarding a sign placed On The Green about an upcoming Town Budget vote. Rules regarding political signage were briefly discussed and will be brought up at the upcoming Conservancy meeting.

### **Owners Forum**

Clint from 36 KWN indicated the grass between his unit and 34 KWN was dead. He also pointed out that a few bushes around his home also needed replacing. Marlene Towers will check on this.

Mike at 35 KWN pointed out that a tree whose branches are lying on the roof of his unit and on that of his neighbor at 33 KWN. Feels the tree should be on the schedule for removal as pruning will not solve the problem. Also has a question about the AAI system, as he would like to change his bell ringer for a different model and has been waiting quite a while for approval. A brief discussion about the AAI system followed.

Peter at 135 Primrose also had a complaint about the AAI system. He has been waiting for approval for new window installation for quite a while. The wait will probably cost him additional money as the initial quote is due to expire. Joe Sikora, who recently resigned as a member of the Standards Committee, indicated the committee has been in disarray and hopes this will be rectified soon. The Council asked those with AAI complaints to bring these complaints to the upcoming Conservancy Board meeting to be addressed.

Russ at 14 Aster Pl., questioned the need for an AAI to put in a plastic pool within his limited common element. He also had a drainage issue once again after heavy rain. In addition, he had pictures of erosion problems in the area next to his unit. He has sent letters to both Chris at Elite and Chairman, Joe Palladino, regarding these issues. Marlene will check the erosion issue and contact Elite and Brightview with her assessment.

The unit owner at 32 KWN asked about the size of the replacement rhododendrons. As they will be significantly smaller, he requested that another bush he has be transplanted to replace his dead rhododendron, leaving the extra plant available for another use. This will be brought to the attention of Joe Jones at Brightview.

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted by Marlene Towers, Secretary.