**Minutes (DRAFT)**

VILLAGE COUNCIL MEETING

Wednesday, Nov. 18,2020 at 7:00PM

Via Zoom

**Call to order: 7:02PM**

**Roll Call:** Attending Council Members

**Approval of minutes:** Review and approve Village Council minutes meeting of October 21,2020

**Financials:**

1. Review YTD 2020 operating results - - Copies of the operating statements YTD Oct.2020 and the proposed 2021 budget was made available. The operating statements showed overall for 10 months ended 10/31/20 that the Village was overall underbudget. Reserves at $255K.

**Old Business:**

1. Approved a proposed work order from Butler Landscaping to correct various root restriction on our irrigation system – Cost $2,047.24. - Work has been completed
2. Paving project update – options – Pursue complete project or a portion (driveways, feeder roads or Main road or some combination of the three). Also noted that there is an approved motion (see Board minutes for Sept. 2020 meeting) that clearly shows approval provided subject to receipt and review of an opinion from legal counsel as the viability of the request. See opinion from Pilicy and Ryan, P.C. dated 11/3/2020.
3. Re-seeding Candidates 2021: 1)330 & 334 Mercer front lawn. 2)20 & 23 Ivy. Small front lawn, 3) 38 &39 KWS both side areas of the driveway, 4) Knollwood entrance on right side in front of fence and all the way down to Heather on right hand side, 5) 130 & 132 Primrose,6) 503 Hawthorne,7) 2 OTG,8) 527 Hawthorne,
4. Hydroseeding the banks at the exit of KWS-2021
5. Responsibility for water and sewer connections between units and main line. Seeking legal opinion
6. Drainage problems at 14 Aster Place ,30 Knollwood North & 38 Knollwood North
7. Extend railing for front stairs at 10 Aster
8. Brush line clearing between Heather and Sagewood off KNS and behind 34 KNN.
9. Landscaping projects identified for 2021 consideration –
10. Tree Replacement 136 Primrose Lane
11. Using Brightview proposal dated 7/7/20 for replacement of plants at 17 homes seek (Brightview proposal was tabled) seek similar proposal from Butler.
12. Additional bush replacement at 131 Primrose.

**New Business:**

1. Lateral line (water and sewer lines) from home to main line. Who is responsible? Legal opinion from Pilicy and Ryan, P.C dated 11/2/2020 indicated that the responsibility for care, maintenance and repair falls to the unit owner. It is recommended that each unit owner check with their individual insurance carrier to see if they have or need additional coverage.
2. Addition of 22 attached units to the Master Policy providing additional coverage to unit holder effected. Cost to be borne as part of the VC share of the Master Policy. The Board elect to not make any changes in the current coverage provided by the Master Policy addressing limited common areas and that it would not require the 22 attached Village unit owners to acquire additional coverage.
3. It was approved unanimously VC that roughly $255K in funds in the reserves should be equally be divided and place into two FDIC money market deposit accounts in two banks in Windsor at discretion of Elite but with recommendation of VC for Windsor Federal and Webster bank.

**Owners Forum:**

* Susanne Arsenal spoke up regarding the coverage of the Water Service Lateral and how it was to be addressed
* Mary Sullivan mentioned that Butler had apparently addressed a root restriction to her sprinkler system
* Marlene Towers voiced concerns over the budget process particularly with respect to the Bouvier Insurance coverage proposal
* Kathleen Tracey wanted more information on the insurance coverage. A copy of the proposal has been provided to her. She also expressed some concerns regarding the possibility of having to obtain additional coverage through the Mater Policy and who would pay.
* Peter reminded all of the importance of 2 dates: 12/1 when the new By-laws and document changes would be explained by attorney Ryan and Dec. 9 when the Annual Meeting of the Board will be held right after the regular monthly Board meeting is completed. The latter will seek final Board approval of the 2021 Council budgets. Peter also expressed reservations at the way minutes are being taken and that they were not necessarily capturing what is being expressed.
* Mike Novak expressed some concern over the ability of the current property manger to service the community property. He put in evidence the many times things were delayed as a result of the PM inability to get information to the Board in timely manner. Mike also raised some questions regarding the proposed paving project and whether the logistics involved in the project has been adequately considered.
* Meeting Adjourned: 8:30P.M.
* **Next Meeting Date**: Wednesday December 18,2020