

Minutes-Draft

VILLAGE COUNCIL MEETING

Wednesday, June 17,2020 @ 7 PM

Walden Woods Meeting House

Call to order- 7:02PM

Roll Call: Attending Council Members- Joe Palladino, Russ Devlin & Dieter Dostal

Approval of minutes: Review and approve Village Council minutes meeting of May 20, 2020.

Financials:

1. Review YTD 2020 operating results

Old Business:

1. Irrigation re-routing Unit Owner Peter DeBischop provided an update regarding efforts to improve irrigation and work with Brightview and Hydro-pro to improve monitoring and communication.
2. Proposed increase in HO fees in 2020 of approximately 5.5% to fund reserves and/or pay for planned re-paving of roads and driveways in upper village. Unit owners were provided an explanation of why the paving project should be taken on now that included the roads are at the end of useful life and that it's the last major projects addressed in the reserves study. In addition, petroleum prices are down as are interest rates. If financing cannot be arranged, we will consider other options that might be done within current reserve amount limitations. These options are (A) all driveways;(B) Feeder Roads & (C) Knollwood North & South.
3. Approved installation of railing at 10 Aster. Elite will be asked that project be completed with next 30 days or we may have to consider other options including seeking new proposals. We have also previously

been advised that the current contractor hopes to have the projected completed with next week.

4. Waiting on bids for power washing fences at entranceways and back yards. All 71 homes with fences will be affected with no exceptions. Elite is actively pursuing obtaining bids.
5. Status of planting beautification of entrance ways at OTG and Knollwood that was given green light up to \$3,500 at May meeting subject to final cost proposal. Project was completed under budget.
6. 34 Knollwood North a new Rhody, fill hole in lawn, tree stump removed and top soil and regrading. The hole has been filled and unit owner advised stump is her responsibility but we will seek bid for new Rhody and seeking more info regarding top soil and regrading.
7. 149 Pierce. Some grading issues and there are bare spots that need seeding. Referred to Elite and Brightview. Seeking more info regarding top soil and regrading

New Business:

1. Homeowner- 20 Ivy- requested to be allowed removal of dead bushes in front of house at no cost to Village and acknowledged Village has no responsibility for replacing them. Unit Owner Peter D. reported that he voluntarily removed the dead bushes. Thanks Peter.
2. Power washing homes clarification – General maintenance - No AAI required?
3. Repeal rule against sealing driveways- General maintenance - No AAI required? Discussed and will require further review. Unit owner Novack pointed out that if all the driveways are redone there may need to be a mandatory wait, possibly up to 8 years, before sealing is recommended. This will need to be confirmed when a contract is awarded to re- do the driveways.
4. Reminded Unit Owners responsibility and process for reporting problems/issues relating to homes and community. Elite should be initial

point of any problems or concerns

Owners Forum:

A general discussion ensued as unit owners were provided an opportunity to express concerns and ask questions. The primary and predominant issue was that of the shutting down of all amenities as result of Covid 19 pandemic. The overwhelming sentiment expressed was displeasure with the initial unilateral decision that will not become permanent, if at all, until the Conservancy Board meeting on June 24.

Marylin, unit owner and Standards Committee member, provided an update regarding the requirement that all screen doors be full screen. They will now allow a single bar for screen doors only.

Unit owner Marlene Towers provided a brief summary of the results of a walk around with our tree service Evergreen to assess what tree work might be needed. She was accompanied on the tour by Dieter and Russ. In brief there are no trees that present an immediate hazard but the focus is on general maintenance. We are awaiting a proposal from Evergreen for consideration.

Unit owner Kathleen requested we shut down an irrigation head that is within her fenced in yard. Most of these have been identified and addressed over the years but this was missed. It will be addressed and shut down. She also wanted to confirm that the tentatively proposed increase in fees will be approximately \$15 representing a 5.5% increase in fees being considered.

Meeting Adjourned: 8:10PM

Submitted: Joe Palladino – Council Board Member

