

## MINUTES

### VILLAGE COUNCIL MEETING

Wednesday, October 16, 2019

Walden Woods Meeting House

**Call to Order:** The meeting was called to order by Chairman, Joe Palladino, at 7:04 PM.

**Roll Call:** Present were Council members, Joe Sikora, Joe Palladino, and Marlene Towers. Also in attendance was Property Manager, Chris Kohnle, who left at 7:30 PM.

**Approval of Minutes:** The minutes of the September 18, 2019 Village Council meeting were approved as written by all Council members present.

**Financials:** Chairman, Joe Palladino, reported finances running on budget. Only item presently over budget for the period was water usage, which should stabilize now that sprinklers are off for the season. The amount in reserves stands at \$223,000.

#### Old Business:

- 1) Paving Project: Three bids were received ranging from \$303,000 to 415,000, inclusive of a 15% cost contingency. Council members briefly discussed the bids, deciding to postpone a vote on any one company for the present. All agree that letters of reference for each company would be appropriate. In addition, some direction from the project consultant would be helpful in making a final decision. Property manager, Chris Kohnle, recommended General Paving, whose bid came in at \$350,000, as he has had previous experience with this contractor.
- 2) 2020 Village Budget: The Village Council members met for a second time on September 26 with Chris Kohnle, the property manager, to discuss the budget. Chairman Palladino reported that there will be no increase in the HOA fee of \$270 in this budget, as the mulching costs will be allocated to other projects. Did mention once again that there might be a \$50 - \$75 assessment on the Conservancy side to fund a few long neglected landscaping projects.
- 3) Street lights in the Upper and Lower Village: After several discussions on lighting at prior meetings, a vote was taken to approve the project. Councilor Sikora moved to approve up to \$14,000 from reserves to update the 16 lights in the Village for brighter and more efficient lighting. The motion was seconded by Councilor Towers and passed by all Council members. Chairman Palladino will inform Elite.

- 4) Power Washing all Fencing: Power washing all fences has been included in the 2020 budget up to a cost of \$13,350, the only bid received so far from Certapro. Two additional bids have been requested, so actual cost could be lower.
- 5) Proposed Rule Changes: Modifications have been made to rule changes dealing with doorbell cameras, security cameras, replacement windows and mullions, from those presented in September. These changes were made in response to comments by owners. These rules effect Section 25.16 to 25.18, which apply specifically to the Village Council. The Council would like to move these forward to the Conservancy Board for consideration at their October meeting. They can be discussed further during the owners forum.

#### **New Business:**

- 1) Shutdown of Ineffective Irrigation Heads: Certain irrigation heads have been found to be ineffective as they are located in tree lines and heavily rooted areas, watering trees and bushes (not grass). Which need to be capped will be determined in the Spring when they are turned on. Doing so will improve water pressure in more effective in grassy areas.
- 2) Summer Plantings: May request the advice of the Ad Hoc Garden Committee to improve the plantings at the entrances to On the Green and possible the entrance to the Knoll. Need plants which can survive summer sun and heat.
- 3) Signs at entrances to On The Green: Both signs on the walls at the entrances have turned green with age, and one is almost off the wall. A request will be made to Elite for a quote on cleaning and/or replacing these signs.

#### **Owners Forum:**

Joe Sikora (Pierce Blvd) pointed out that mullions have been contentious for years. The Standards Committee is a rolling committee which changes over the years. They are there for the entire Conservancy to insure homes are kept in good condition so all can maintain their home values.

Russ Devlin (Aster Pl) felt that enforcing the rule to replace window mullions will force homeowners to spend more money on their homes. Also questioned how to decide about new rules when technology changes all the time. This caused further discussion on installation and positioning of security and doorbell cameras by those present.

Deiter Dostal (Primrose) reiterated his objections to the mullions.

Several owners discussed the powerwashing of their own common area fences. Some felt they wanted to power wash their own common area fencing.

Marilyn O'Connor( Ivy) made a few comments about the poor landscaping this year. A few other homeowners also felt the landscaping company did not do a good job this year, especially with the trimming of shrubs.

Russ Devlin indicated he would be interested in filling the empty Council position for 2020.

There being no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted by Marlene Towers, Secretary.