

MINUTES

VILLAGE COUNCIL MEETING

Wednesday, July 17, 2019

Walden Woods Meeting House

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

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

Approval of Minutes: Minutes of the June 19, 2019 Village Council meeting were approved as written by Council members Joe Palladino and Joe Sikora. Marlene Towers abstained.

Financials:

- 1) Within budget on all line items except irrigation with total costs at \$8500, which is about \$500 over total yearly budget. Landscaping over budget for month, but should be within budget by year's end.
- 2) Presently reserves stand at \$205,000.

Old Business:

- 1) **Paving Project:** The council has received a proposal from the engineer, who will be advising on the project. There is a plan to meet with the engineer and Chris Kohnle from Elite for clarification of certain issues. The council is hoping to get some estimate of costs as well.
- 2) **Street Lights:** Council is still reviewing the cost proposal for exchanging upper parts of existing street lights in Upper and Lower Village for more energy efficient units. This proposal seems reasonable. However, there is some question as to cost for putting lights on the side roads on the Knoll. Plans are being made to meet with the lighting company in the near future.
- 3) **Cleaning of Common and Limited Common Area Fencing:** The only estimate solicited and received by Elite from CertaPro was extremely high and, therefore, not even considered for vote by the council. Quotes from other contractors will be requested of Elite.

New Business:

- 1) **Tree Work:** Marlene Towers moved to approve the Evergreen proposal, dated 6/20/19 for extensive tree work to the cost of \$8000. This was seconded by Joe Sikora and passed by all three council members.
- 2) **Irrigation Controller:** The irrigation controller on Morning Glory was replaced.
- 3) **Bush Trimming:** Bush trimming and mulching should be done in the Village by Thursday, July 18.

Owners Forum:

Bob Ellis voiced concerns over cost estimates for paving roads and driveways on the Knoll (upper Village), and how the project will be financed. Chair, Joe Palladino, brought Mr. Ellis up to date as to what has been done to this point. On the same topic, another homeowner questioned trucks and heavy equipment on roads and driveways after the paving project is complete.

Other concerns primarily dealt with irrigation and landscaping. Marilyn Johnson felt landscaping has been poor this year with irrigation heads blocked by bushes, which have not been adequately trimmed. Briefly discussed who monitors the quality of the landscaping and the adherence of Brightview to their contract. She also questioned water usage with irrigation on 6 days/week. In addition, another resident brought up the use of a type of mulch treated for prevention of fungus. The council indicated it would look into the cost of this mulch for use going forward.

Another homeowner brought it to the attention of the council that the lights on Knollwood North seem to be on longer than they should be.

Finally, Ruth Johnson brought up an omission in the new Pool Rules re. pool fobs for access to the pool. Apparently a new homeowner never received the pool fob from the previous owner and was being required to pay \$100 before issuance of the fob by Elite. Fobs should be placed in resale packages to new owners, which had not been done. In fact, according to Peter DeBisschop, this new owner did not receive the resale packet until closing, which has become another issue in itself. With regard to this particular owner, Ruth is going to ask the Conservancy Board to forgive the \$100. However, as this could potentially happen again, the Conservancy Board will have to address this situation with Elite for future resales.

There being no further business, the meeting was adjourned at 7:45 PM,

Respectfully submitted by Marlene Towers, Secretary.

Next meeting date: Wednesday, August 21, 2019 at 7 PM.

