

MINUTES

VILLAGE COUNCIL MEETING

Wednesday, September 18, 2019

Walden Woods Meeting House

Call to order: The meeting was called to order by Chairman, Joe Palladino, at 7:16 PM.

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

Approval of Minutes: The minutes of the August 21, 2019 Village Meeting were reviewed and approved as written by all Council members.

Financials: Chairman, Joe Palladino, reported the operating budget on target to meet all projected expenses for 2019. Council members will be meeting with the property manager over the next week to discuss the budget for 2020. Reserve budget presently at \$219,359 ytd.

Old Business:

- 1) Paving Project: Presently have not received anything from Elite or the consultant regarding bids. As soon as bid numbers come in, decisions can be made as to financing.
- 2) Street light upgrades in Upper and Lower Village: Still need to get actual cost for the entire project. Chairman Palladino would like to set up a meeting with the contractor to address any questions residents may have. Chairman Palladino also indicated funds for project should come from reserves.
- 3) Power washing of fences: All fencing in the Village will be cleaned in 2020, and appropriately budgeted through operating expenses. At present, we have received only one bid but would like to see at least two more for the project.
- 4) Update on Tree Work: All tree work budgeted and approved has been completed.

New Business:

- 1) Nomination/Election of directors: Both occurred at the Annual Meeting held prior to this meeting. Joe Palladino and Joe Sikora were elected for the 2020 Village Council. No other nominations were made, so Chairman Palladino will send out another call for a volunteer for a third Council position.
- 2) Marlene Towers has agreed to be Council representative to Evergreen for tree maintenance. This recommendation was approved by both Joe Palladino and Joe Sikora.
- 3) Proposed rule Change: Specific Rules That Apply to Village Council

Reviewed draft proposals for 25.16, doorbell cameras; 25.17, security cameras; 25.18, replacement windows; and 25.19, window mullions. Under security cameras, it was felt “color” of units should be replaced with “making units inconspicuous.” After further discussion, the council agreed to move the draft proposals forward after they are modified, using homeowner suggestions. Any final form ratified by the Conservancy Board will go out to homeowners for further notice and comment.

Owners Forum:

Peter (Primrose) questioned why a rule regarding mullions was needed if an AAI is submitted.

Marilyn (Ivy), who sits on the Standards Committee, felt clarification of the rules needed to give the committee direction in making their decisions. Chairman, Joe Palladino, felt there should be some guidance as to where to place security bells and cameras so they are as inconspicuous as possible.

Peter Debisschop (On The Green) discussed suggestions he has made regarding irrigation improvements, such as capping heads which do not really water lawns along tree lines. He also felt overgrown bushes blocking heads should be cut back to improve function. In addition, he proposed a volunteer day in Spring to cut back low branches from ornamental trees, providing Brightview would be willing to remove the debris, which would need a quote. The council indicated they would look over these suggestions during the winter.

Ruth (Ivy) briefly discussed the tree work budget. She felt more money should be allocated for this work in the future budgets. Chairman, Joe Palladino, pointed out that the Council has been trying its best to maintain fees at the current level and still get the work done.

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully submitted by Marlene Towers, Secretary