**UNAPPROVED MINUTES**

These are the unapproved minutes of the July 16, 2012 monthly meeting of the Village Council Board, Walden Woods to be presented at a future meeting of the Council Board for approval.

 **Call to order.** The meeting was called to order by Chairperson, Susan Atwater at 7:00 p.m. Susan Atwater and Warren Johnson were present. Io Mura was ascent. Chairperson Atwater appointed Director Johnson to be temporary clerk to record the minutes of the meeting.

**Approval of Minutes.** **The June 2012 monthly meeting minutes of the Village Council Board were unanimously approved without change.**

**Old Business.**

1. Chairperson Atwater reported that the Village fence washing remains in progress by Sama Building Maintenance.
2. The Board and those in attendance reviewed maps of the Knoll and areas in dispute for allocation of funds between council budgets and the Conservancy budget.
3. Chairperson Atwater reported that $35,000 of our Village reserves has been transferred into a 1 year certificate of deposit and $40,000 has been transferred into a 2 year certificate of deposit in an attempt to earn better interest and ladder liquidity.
4. Chairperson Atwater reported that Russo Landscaping plans to begin Village walkways work soon.
5. Chairperson Atwater reported that Russo Landscaping has completed its mulching in the Village at no cost.
6. Chairperson Atwater reported that the lamp post painting appears to be completed.
7. Chairperson Atwater reported that Elite will be getting a quote for the Village Green area driveway crack sealing for use in preparing the 2013 annual budget.
8. Chairperson Atwater reported on the stump grinding work.
9. After discussion, the directors were in agreement that more frequent monitoring of the irrigation system is advisable and that costs to implement an enhanced monitoring will be explored for the 2013 budget.
10. Chairperson Atwater reported that the hanging limb(s) and broken fence behind 21 Ivy Lane remain an issue which Elite is addressing.
11. Chairperson Atwater reported that the hanging limb(s) and broken fence behind 37 Knollwood North remain an issue which Elite is addressing.

**New Business.**

1. Director Johnson reported that the reserve study recommends an increase of $10 and change, per month, per unit for the 2013 annual Village Council budget. Some inaccuracies in the study were discussed and a consensus reached that the 2013 annual budget include line items showing what reserve expenditures, if any, will be made during the year 2013.
2. **Director Johnson moved appropriation of $295 for a patch repair to the driveway at 20 Ivy Lane.** The motion was seconded and **passed** unanimously.
3. **Director Johnson moved appropriation of $672 for repair of the walk at 136 Primrose Lane.** The motion was seconded and **passed** unanimously.
4. **Director Johnson moved appropriation of a sufficient sum for crack sealing of the driveways at 34, 36, 37 and 39 Knollwood North.** The motion was seconded and **passed** unanimously.
5. Chairperson Atwater reported that Russo Lawn & Landscape, Inc. plans to redo the seeding at 147 Pierce Boulevard and other locations in the Village in the fall.
6. Several persons in attendance commented on the need for improved weed control.
7. Russo work order #9421 quotes a cost of $538.63 for repair of the walk at 4 On the Green. No action was taken on this work order at this time.
8. Chairperson Atwater reported that Elite is securing an estimate for the tree work needed behind 144 Morning Glory and behind several Village homes on the Knoll. The Council Directors are awaiting cost estimates to determine if any more tree work can be done this year and to prepare the budget for 2013.

**Homeowners’ Forum.** Because of the small attendance, homeowners had been participating in some of the Board’s deliberation recorded above. Some additional comments were received and discussed during this portion of the meeting.

Chairperson Atwater announced that the next meeting of the Village Council Board is scheduled for Monday, August 22, 2012 at 7:00 p. m. in the Meeting House.

**Director Johnson moved adjournment at 8:30 p.m.** The motion was seconded and **passed** unanimously.

 Respectfully submitted:

 Warren P. Johnson, Acting Clerk