

WALDEN WOODS VILLAGE COUNCIL MEETING (Draft)

MEETING HOUSE

JANUARY 11, 2017

Meeting was called to order at 7 PM by Chairman, Joe Palladino.

Roll Call: Joe Palladino, Marlene Towers, Lynn Fitzgerald

Approval of Minutes: As the minutes of the previous meeting were not available, the approval was tabled by a unanimous vote of the Council.

Financials: The approved operating budget for 2017 stands at \$216,000, with minimal changes from the previous year. Because of the lack of change in the operating budget both at the Council and the Conservancy level, the HOA will remain at \$300 for Village residents.

Old Business: A list of landscaping work orders totaling \$7363.68, which had been reviewed at a prior meeting of the Council, were presented to the residents present prior to approval. After a brief discussion by Council members, a motion was made by Marlene Towers to approve Work Orders 3436, 3412, 3413, 3407, 3406, 3435, and 3183 in order to get these work orders on the Russo Landscaping schedule as soon as possible. The motion was seconded by Lynn Fitzgerald, and passed unanimously.

A list of work orders, which would be paid out of existing reserves was also presented. These three work orders would complete sidewalk and stair replacement in the Village, part of an ongoing project over several years. After brief discussion, Marlene Towers moved to approve the work orders (3423A, 3423B, and 3423C), which was seconded by Lynn Fitzgerald and passed unanimously.

Owners Forum: A homeowner from Primrose Lane had an objection to Work Order 3412, which called for removal of dead or dying bushes in the common bed area behind Primrose and Morning Glory. Felt the removal of the rhododendrons would decrease the amount of privacy they now enjoy from that common bed. Because this work order could be held off until Spring, it was decided by the Council to invite members of those two streets affected to look at the area in early March with the landscaper and Council to see what can be saved and/or replaced.

New Business:

- 1) Options were presented for beds along entrance fences were presented. Could go with the pine bark mulch opted for Village mulch replacement this year or can go with “river bed stone,” which might give a neater appearance. As no decision could be made by the Council regarding stone vs. mulch at this time, it was tabled until cost of the options over the long term could be reviewed.
- 2) Discussed residence mulching for 2017. Pine bark mulch was felt to be most cost effective option. Need to get a date for mulching from Russo.
- 3) Several options to fund upcoming repaving projects on the Knoll were presented, as cost could exceed \$200,000. They included a special assessment, a possible loan underwritten by the Conservancy so work can be completed in one year, or use of reserves over a seven year period, which could also include a special assessment. In addition, the need for an engineering firm to oversee this extensive project was also discussed. Start date of the project will be determined by most feasible option for Village homeowners, who may be asked to fill out a survey, as a method of reaching a consensus of opinion.
- 4) Other topics briefly discussed were tree work proposals, tree replacement in the lower Village (a possible reserve item) and catch basin repairs on the Knoll (a reserve item).

Next Meeting Date: There will be no meeting in February. The next meeting of the Village Council is set for Wednesday, March 15, 2017.

There being no further business, the meeting was adjourned at 7:52 pm.

Respectfully submitted,

Marlene Towers, Secretary