

MINUTES (draft)
VILLAGE COUNCIL MEETING
AUGUST 16, 2017
WALDEN WOODS MEETING HOUSE

Call to Order: Chairman, Joseph Palladino called the meeting to order at 7:02 PM.

Roll Call: Joseph Palladino, Lynn Fitzgerald, Marlene Towers

Approval of Minutes: The minutes of the July 19, 2017 Council meeting were approved as written.

Financials: Budget appears to be on track for this point in the year. Although the numbers indicate Council is over budget in some areas, everything should balance out through the remainder of the year. It appears water utilization this year is running under budget, which will help. Causing the issue was a work order performed in 2016, but not billed until 2017, which placed the extra monies from 2016 into the reserves. Briefly discussed moving that money back into the operating budget, but only if the need arose. There was also an incorrect classification of an expense of \$900, which went to landscaping rather than mulching.

Old Business:

Work Orders: Most of the work orders approved this year have been completed. Still need to complete the 3 sidewalk repairs scheduled for this year. Chairman, Joe Palladino, will check with Russo Landscaping to determine when the repairs will begin.

Boundaries: Still waiting for final vote on the Boundary Amendment by the entire Conservancy Board. Chairman, Joe Palladino, felt the Village Council endorse the boundary amendment and would craft a letter which would be sent to all Village unit owners after a positive vote by the Conservancy Board. A motion was made and unanimously approved to send this email as soon as approval of the amendment is known.

Ornamental Grass: Chairman, Joe Palladino, was able to confirm with Mark Stupcenski of Russo Landscaping that the ornamental grass at 44 Sagewood would be removed per the owner's request at no expense to the Village Council.

Mailbox Replacement in the Lower Village: Motion was made to replace all mailboxes located on OTG, Mercer, and Pierce Blvd. with pressure treated wood posts, painted white,

.was seconded and passed. As this work would be a capital expense, payment would be out of reserves

Paving of roads and driveways on the Knoll: Discussed the need for a third party advisor for the job. Have received one quote from one engineering firm and are still waiting for others. A motion was made, seconded and passed by the Council members to earmark \$5000 out of reserves to use as a retainer for an engineering firm to act as advisor in the planning and implementation of the paving project. Also discussed the best ways to finance the project, to prevent increases in interest and pricing adding to costs. Any loans would have to be approved by the Walden Woods Conservancy Board.

Incorrect Allocation of Funds: A motion was made by Chairman, Joe Palladino, to have Elite Management adjust account 7630 to reflect the incorrect inclusion of W/O 3474 into account 7635. The motion was seconded and passed.

Tree Work: Discussed tree work proposals, dated July 13 and August 7, from Evergreen Tree Service. Proposal, which included removal of dying trees in the lower Village, would have increased costs by greater than \$4000 over the amount budgeted. Therefore, tree work in the lower Village was put on hold until a meeting with the tree service could be scheduled to requote the job, only including those trees needing elevation off of unit roofs. Council member, Marlene Towers, volunteered to schedule and attend the meeting. Once another quote could be obtained and approved, all tree work for the Village property would be scheduled and completed this Fall. A motion was made to approve up to \$10,000 in budgeted expenses for tree work, which was seconded and passed.

Work Order 4821: A motion was made to approve Russo W/O 4821 in the amount of \$1,010.33 to repair three pot holes on Primrose Lane. The motion was seconded and passed.

Hedge and brush trimming: Chairman, Joe Palladino, did investigate the cost of trimming hedges three times a year, but found the cost considerations would not make this a feasible option. Presently, hedge trimming is scheduled for late August/early September.

In other business, the council discussed further the tree within the limited common element at 20 Ivy Lane, which had been referred to the Standards Committee. Discussion centered on whether or not the owner was responsible for the tree removal. Unit owner was responsible. As there is no written documentation, the Council felt that the unit owner was responsible at this time.

New Business:

Shrubbery along front porch: 22 Ivy Lane has not had shrubbery replaced along front porch area. An invoice was prepared by Russo Landscaping, suggesting Hellebore, which would work well in the limited area for planting. These plantings will be a priority in the 2018 budget considerations. The dead shrub at 342 Mercer was also discussed. As this shrub is under warranty, should be replaced without cost. Will contact Russo, if this is not taken care of at the time of shrub trimming.

W/O 3895: This work order involves area behind Knollwood North and South. This will have to go out for an updated bid for inclusion in the 2018 budget.

Upcoming Annual Meeting and Council Elections: Anyone interested in running for Village Council was asked to submit their name to Elite. An email and notice will be sent to Village unit owners.

Owners Forum:

Unit owner, Ruth Johnson, questioned what is being done to address the replacement of round pillars with square pillars at 151 Pierce Blvd. She was advised that a letter has already been sent to the unit owner about the violation, as an AAI was never submitted indicating any changes were being made to the pillars and railings on the front porch. Ruth also indicated she will be submitting a letter to the Conservancy Board regarding leased properties.

The unit owner of 32 Knollwood North brought up the dead tree behind his unit. This tree will be removed with the tree work scheduled for this Fall. He also brought the formation of another pot hole at the end of Knollwood North where the road meets Walden Meadow Road. Chairman, Joe Palladino, indicated he will investigate and order a repair if it is warranted.

There being no further business, the meeting was adjourned at 7:50PM.

Respectfully submitted by Marlene Towers, Secretary