

**MINUTES**  
**VILLAGE COUNCIL MEETING**  
**November 15, 2017**  
**WALDEN WOODS MEETING HOUSE**

**Roll Call:** Present were Chairman, Joe Palladino, Marlene Towers and Lynn Fitzgerald.

**Approval of Minutes:** The minutes of the October 18, 2017 Village Council meeting were approved as written by Marlene Towers and Lynn Fitzgerald, with Joe Palladino abstaining.

**Financials:** Within budget overall. Went over budget with mulching as Village board decided cedar mulch was a better option. Also over budget on tree work which could be due to the grading and seeding necessary after stump and root removal.

**Old Business:**

**Boundaries Status:** The approval of at least 30 homeowners still needed for passage.

**2018 Budget Update:** Final presentations of Conservancy and Council budgets will be discussed at the November 29 Conservancy meeting.

**HOA Fee Finalization:** Board members discussed the need for a fee increase secondary to landscaping and tree work, as well as the paving project on the Knoll. An increase of \$25 was proposed as the high along with a low of \$10. A compromise of \$20 was finally agreed upon. A motion was made for the \$20 increase by Marlene Towers which was seconded by Lynn Fitzgerald and passed by all three Board members.

**Pothole Repair:** Potholes at the exit of Knollwood North onto Walden Meadow Road and on Primrose Lane have been repaired.

**Tree Work:** All tree work has been completed as well as the grading and seeding of areas where stumps and roots were removed.

**Proposed Rule Change:** Changes were proposed to Section 25.14 of the Conservancy Rules regarding shrub and flower beds. The change was being made to address plantings outside existing beds as well as prevention of any new beds. It was felt that this was being addressed in the existing rule. Therefore, a rule change was unnecessary. Not making any changes at this time was agreed to by all Board members.

**Paving Project:** Chairman, Joe Palladino, hoping to get together with consultants to discuss the paving project and how best to accomplish it. Have received one estimate, and Joe will contact Chris at Elite to see if others have been received. He would like to see all plans in place by the end of 2018, with possible completion of the project in 2019.

### **New Business**

**Discussion of Projects for 2018:** A list of possible projects for 2018 was presented by Chairman, Joe Palladino. Proposed projects included mailbox replacement in the lower Village, sprinkler system repairs, tree work, and the continuous maintenance and repair of flower and shrub beds within the Village. All projects were discussed, with some decisions being withheld until after a walk through the property in the Spring.

**Attendance of Property Manager at meetings:** Chairman, Joe Palladino, indicated he would like to set up a schedule with our property manager from Elite, Chris Kohnle, to attend Village Council meetings. He will look into what the additional cost would be to the Village Council to have him in attendance.

### **Owners Forum:**

Homeowner who resides at 135 Primrose Lane would like to have a shrub growing over his cellar doors trimmed. At present he is unable to fully open one of the doors. Joe Palladino assured the homeowner he would contact Russo to have work done.

Homeowner who resides at 32 Knollwood North reported some lawn mower damage to the side of his unit. He indicated he had already contacted Elite about the problem. Chairman, Joe Palladino indicated he will contact Chris Kohnle at Elite to see what needs to be done to have the damage repaired by the landscaping company.

There was also a complaint by homeowners that they have not received compliance letters from Elite to close out their outstanding AAIs long after completion of the work. There was some discussion as to whose responsibility it was to inspect the work done. Joe Palladino will contact Elite about getting completion of work letters to homeowners.

A question came up recently regarding unit owners being able to seal their driveways. At present, there is a rule preventing owners from sealing their driveways in the Village. This rule may be discussed at a future Village Council meeting in 2018.

There being no further business, the meeting was adjourned by Chairman, Joe Palladino at 7:35 PM.

Respectfully submitted by Marlene Towers, Secretary.