

**WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** June 24, 2020

**STATUS OF THESE MINUTES:** First Draft (06/27/20)

**ATTENDANCE:**

**Directors in Attendance:** A. Heikoff, D. Heikoff, Palladino, Webber, Dostal, Giampolo, Devlin, Onessimo, DeMarco, Raupach

**Directors Absent:** Boccuzzi (resigned)

**Elite Property Management Representative:** Chris Kohnle, Property Manager.

**1. CALL TO ORDER:**

Director Webber called the meeting to order at 7:08 PM.

**2. APPROVAL OF THE PRECEDING MINUTES:** A motion to accept the minutes with amendment was moved by Director Giampolo, seconded by Director DeMarco. Motion to approve preceding Minutes passed unanimously.

**3. FINANCIAL REPORT:** Director DeMarco reviewed the financials for each council and the conservancy as provided by Elite.

The Conservancy	Current Year	\$3
The Village	Current Year	\$27,918.16
The Ridge	Current Year	\$1303.45
The Duplex	Current Year	\$30,011.66
The Townhome	Current Year	\$16,260.78

**4. MANAGER'S REPORT**

a) Inspection Reports: Mr. Kohnle noted that inspection reports were provided on page 19 of the board packet. He said the month was busy including meeting with Becht Engineering.

b) Document Revision/Update: Mr. Kohnle stated that a Maintenance Standards document, primarily for the Town Home and Duplex Councils, will be drafted by Pilicy & Ryan.

Director Webber addressed some points from previous meetings. All changes and updates made at prior meetings have been sent to Pilicy & Ryan. The percentages of payments by Councils and a discussion of how the %'s had been calculated will be researched by Mr. Kohnle from a prior meeting's minutes that review the percentages.

- c) Reserve Study: Mr. Kohnle met with Tyler from Becht Engineering and reviewed areas in question. New measurements were taken that will be used for corrections. The revised study should be available prior to the July meeting.
- d) Special Assessment Projects: Currently more than half of the projects have been completed with landscape projects estimated to be completed by July 1<sup>st</sup>. Jill from the Landscape Committee emphasized a watering schedule being necessary for the new plant materials. Watering options were discussed.
- e) Pool and Amenities: Director Webber read a statement regarding the closure of the pool and Conservancy amenities. With advice given by both attorneys, Elite and the insurance carrier, it was recommended to close and keep close all amenities. Insurance coverage is unavailable and the defense cost could be catastrophic. Hiring attendants for oversight is not a reasonable solution. A request for immunity protection for associations from liability can be made to local government. Reimbursement, specifically for the community gardens, may be made directly from its fund. The Board is not taking this decision lightly. Any who disagree are urged to join the Board in either an open position now or at the September organizational meeting.
- f) Morgan Stanley Reserve Accounts: Tabled
- g) Landscaping/Snow Contract Bids: Tabled

## 5. UNIT OWNERS FORUM

**121 Pierce (Woodmoor)** – stated questions about amenities had been answered.

**131 Primrose (Village)** – thank you to Director Webber for her statement.

**2 Scarlet (Duplex)** – questions were answered

**12 Scarlet (Duplex)** – Thanks to Director Webber. Unclear why all amenities are closed when the gardens total 9.

**32 Last Leaf (Town Home)** – deck issues need resolving, speculated that the % paid by the Duplex Council was more due to size and space.

**430 Pond Bridge (Ridge)**– understands legalities but will the closure be revisited monthly?

**7 Last Leaf (Town Home)** – concern that closure is for all amenities. Bushes around decks need trimming due to bees.

**Glenn Brand ( )**– great job Jill on landscaping, concerned about trail closure and who/how would closures be enforced.

**16 Scarlet (Duplex)** – closures are overblown and overcautious. Appreciate the work the Board has done but insurance companies benefit from closures.

**100 Pierce (Woodmoor)** – chlorine should kill the virus at the pool and if people follow the rules.

**4 On the Green (Village)** – stated that many other topics need discussion, not all amenities are equal for risk and via chat suggested contacting Representative Jane Garibay regarding immunity for associations for contraction of virus.

**23 Rhodera ( )** – minimal opportunity for contraction outdoors.

**426 Pond Bridge (Ridge)** – appreciates the effort of the Board, issues with curb appeal for the Ridge, and chipmunk infestation.

**35 Last Leaf (Town Home)** – Thanks to Director Webber for clearing up the closures. Lobby the State for immunity for associations, pursue use of waivers and assess each amenity separately.

**14 Pond Bridge (Ridge)** – dead trees and branches need clearing and also chipmunk issues.

**5 On the Green (Village)** – can't understand garden closure, requests fireworks notice to be sent to all unit owners due to the illegality and safety.

**144 Morning Glory (Village)** – agree with Board's decision with a possible exception for the gardens and the Board should not live in fear of lawsuits.

**32 Knollwood (Duplex)** – more specific detail about with amenities actually are. Decisions should be made following the Declaration and Bylaws.

**17 Haskins (Duplex)** - at the pandemic start all these amenities were open and now they're being closed, people don't sue over other illnesses and how would they prove the illness origin.

**130 Pond Bridge (Ridge)** – is there a plan for tree or branch removal?

**Ruth Johnson ( )** – disappointed but understood, hopeful for a garden accommodation and stated that signs had already been removed. Questioned who would become the liaison to the Welcome Committee with the resignation of Director Boccuzzi.

**15 Scarlet (Duplex)** – how is the definition of amenity applied? Mailboxes, sidewalks and streets could be included. Phase 1 opening included outdoor activities and Phase 2 included outdoor events. The gardens are already distanced.

**3 Marble Faun (Duplex)** – fireworks that were heard were possibly Bradley International Airport scattering geese from the property. Thanks to the Board for their time spent on the amenity topic. Does not support a refund for amenities being closed.

**17 Scarlet (Duplex)** – work done on a unit wall was not completed with quality.

**424 Pond Bridge (Ridge)** – agree with decisions but is concerned with trail closure.

**92 Pierce (Woodmoor)** – Mailboxes are more problematic for exposure, inquired with an attorney regarding waivers who felt that they would suffice. Thanks to the Board but wanted to know how they will determine when amenities can be opened.

**649 Thoreau (Woodmoor)** – Thank you to Director Webber for the clear explanation. Thank you also to the Board and Jill. Suggested the gardens should still be considered.

**1 Dunbar (Duplex)** – Thanks the Board for making time for all the unit owners.

**17 Rhodera (Town Home)** – (written comment) decks need fixing and chicken bones have been found after the landscaper visits, these are dangerous for dogs.

Director Webber addressed questions and statements from unit owners, based on her prior statement regarding the amenity closures.

**MOTION:** Move that Walden Woods close all amenities until there is blanket government immunity for the association for Covid-19 transmission. Motion by Director DeMarco second by Director Palladino. 9 Yes, 1 No (D. Heikoff), 0 Abstain Motion passes

The decision was made to continue to maintain the pool but not open it in hopes that access will be granted.

## 6. UNFINISHED BUSINESS:

- a) **2020 Community Goals** - June 15 was the yard standards deadline. Several units need improvement. Notice and hearing is the next step after Mr. Kohnle determines who made attempts. He expects 4 to 5 hearings.
- b) **Village Rules** - Tabled
- c) **Little Library** - Tabled

## 7. NEW BUSINESS:

- a) Director Boccuzzi resignation – Director Webber addressed this at the beginning of the meeting. For continuity it is included here. Director Boccuzzi has resigned from all board positions. This leaves a Town Home and Ridge position available for volunteers.
- b) **Fines** - Tabled
- c) **Parking**- Tabled

## 8. COMMITTEE REPORTS:

None

## 9. EXECUTIVE SESSION:

An Executive Session was held via Zoom, prior to the 7:00 PM Conservancy meeting.

**10. NEXT BOARD MEETING:** Wednesday, July 29<sup>th</sup>, 2020 at 7:00 PM

**11. ADJOURNED:** There being no additional business, the Motion to adjourn by Director Palladino and seconded by Director DeMarco was Unanimous at 9:21 PM.

Respectfully Submitted by,  
Robin Daly, Minute Secretary (Non-Member)  
Approved by Secretary Deborah Giampolo (06/--/2020)