

## **BOARD OF DIRECTORS MEETING MINUTES (February 24, 2016)**

1. **Attending Directors:** Lattimer, Onesimo, Tanner, Boccuzzi, Raupach, Tracy, Towers, Olson-Douglas, Nasuta, Coachman-Strickland
2. **Absent:** O'Donnell, Tracz,,
3. Chris Kohnle, Property Manager, representing Elite Management
4. **CALL TO ORDER-** President Latimer called the meeting to order at 7:00 PM.

5. **Approval of the minutes:**

A reading of the minutes of the Board of Directors meeting held on February 24, 2016 was waived. A draft copy was discussed. Director Boccuzzi motioned to strike sentence 9.b (Can we direct the residents on where they can place them if they are given the OK?) because it is still a topic of discussion. It was seconded by Director Towers. It was unanimously approved.

6. **Financial Report:** Kathleen Tracy shared that in the first month of January, both the Duplex and Townhomes are in the red because of the Insurance down payment. This will be rectified in several months as the budget catches up to this line item. In general, expenses are down and the councils are in good financial standing.

7. **MANAGER'S REPORT:**

- a. Inspection Reports- Elite summary of field visits and work orders included in Board package.
- b. Boundaries- A letter was enclosed from Perlstein's office dated February 17, 2016 summarizing the status of their progress on the boundaries. The Elite office will ensure Perlstein gets the job done on behalf of Walden Woods Conservancy.
- c. Meeting House Damage- Chris Kohlne discussed the damage done to the meeting house door a couple of weeks ago. There was discussion about repairs and whether the door would be replaced or just the glass. It will cost \$350 to replace the glass and that is the course Chris will take at this time.
- d. Street lights- Chris spoke to Bob from the town and Bob believes that the issue with the street lights will be resolved by adding lights on Walden Meadow at the intersection of Marble Faun. Bob will bring it to the town and he said there is a good chance it will get done. Director Nasuta mentioned that he can put a budget together for lighting and will find out if the town will be willing to help. Jim will talk with Bob and follow up with the Directors in a few weeks. Kathleen questioned who repairs the chimneys when they fall in the light posts. They get repaired when the lights need to be changed. There was a discussion about the Walden Meadow sign and if solar lighting could be used like Waste Management's sign. Chris will look into this.

## 8. UNIT OWNERS FORUM

- a. Glen Brand expressed concerns about how the Garden plots are picked. He feels that the selection process should be done by a lottery system to be equitable for all residents. Patricia also agreed with Glen and began to discuss how the garden hasn't been cleaned. Director Lattimer explained the rationale of selecting the plots and also explained that a vote was taken last year by the board for the current process. Director Raupach stated that there hasn't been any tilling of the garden since Peter DeBishop was doing it and also stated that each gardener should do their own clean up. There are currently 2 slots left for the garden. Director Lattimer stated that we may be able to change how plots are picked next year, but the vote was taken and we will see how it plays out this year. He thanked Glen for his comments.
- b. Loren Michaud expressed concerns about the standards committee declining the use of solar panels due to not meeting the New England motif. He wanted further definition of what the New England motif was. He also mentioned that there were no rules or regulation for solar panels.

## 9. UNFINISHED BUSINESS

- a. The board discussed email from Bonnie Farmer that was submitted regarding the standard for Duplex pavers. We discussed the concerns of the wording on the standard regarding the pavers and the concrete. (Instead of saying "no additional pavers are needed," the language should state "no additional pavers are allowed.") Lyn made a motion to change the wording from "needed" to "allowed." Kathleen seconded the motion and all were in favor. Chris will take care of the changes.
- b. Solar Panels- Chris checked with Perlstein regarding the legal ramifications of putting solar panels in our community. He said it was our decision.
- c. Unit owners renting without leases was discussed. The board asked Elite to manage this more tightly.

## 10. NEW BUSINESS

- a. Director Tanner brought up that the "Do Not Enter" signs were taken down at Knoll and cars are entering in the wrong way. Other board members have also seen cars parked in the morning and evening blocking the entrance when dropping off and/or waiting for their children to get on and off the school bus. The signs will be replaced and Chris will draft a letter to be given to the parents who are

blocking the entrance. Because we don't know where the parents live, the letters will be hand delivered by Andrew Lattimer.

- b. Drones flying in the community was brought up. Some members did show some concern as these drones could cause harm and danger in the community. We currently don't have any rules regarding drones. Director Boccuzzi stated that he had done some research and will submit his finding to the board. Director Tracy stated that we should have rules. The board will do more fact finding and discuss at the next meeting.

## **11. COMMITTEE REPORTS**

- a. The reports of the various Board sanctioned committees was previously provided by Elite and included as part of the Board package and reviewed by each member.
- b. Roland Bernier handed out the Social Committee report as it was missing from the packet. The Zocco's event is scheduled for March 14 and a flyer has been sent to the community with RSVP information. Zumba will begin weekly on March 7 and Peter has scheduled the dates on the Walden Woods Calendar. The spring fling and Egg Hunt is March 19. Earth day Cleanup is April 23 from 10am-11:30a.

**12. EXECUTIVE SESSION:** Board went into Executive Session

**13. NEXT BOARD MEETING:** Wednesday, March 30, 2016- 7:00PM

**14. ADJOURNED:** There being no additional business, it was moved by Director Tanner and seconded by Director Nasuta and unanimously approved that the meeting be adjourned at 8:40PM

Minutes respectfully submitted by Qiana Coachman Strickland