

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: April 24, 2024

STATUS OF THESE MINUTES: Final

ATTENDANCE:

Directors in Attendance: Boccuzzi, Bernier, Holcomb, Onessimo, Dostal, Jones, Henry, Laliberte, Yalamanchili

Directors Absent: Moffa, Devlin, Robertson

Elite Property Management Representative: No one

1. CALL TO ORDER:

Director John called the meeting to order at 7:05 PM.

2. APPROVAL OF THE PRECEDING MINUTES: Minutes from the March 27, 2024, BOD Meeting were reviewed with no changes. John motioned to approve the minutes. Gordon seconded the motion. All were in favor and approval of minutes. None opposed and no abstentions.

3. FINANCIAL REPORT: Financials as of March 31, 2024, were submitted to each Board Member. Ken reviewed the Budget.

The Conservancy current year net income is \$2,046.99.

The Village current year net income is \$16,600.57.

The Ridge current year net income is \$1,213.38.

The Duplex current year net income is (\$12,307.99).

The Townhome current year net income is (\$4,254.64).

4. PROPERTY MANAGER'S REPORT

In Chris' absence, John did an overview of what was to be discussed.

a. Summary of Property Manager on-site activity:

Update is in the BOD Packet Report. John gave a quick review.

b. Scheduled Pending Services:

Update is in the BOD Packet Report. There was no discussion.

c. AAI status:

Update is in the BOD Packet Report. There was no discussion.

d. Delinquent fees:

Update is in the BOD Packet Report. There was no discussion.

5. UNIT OWNERS' FORUM – Unit Owners were given opportunity to address the Board with thoughts and concerns.

6. UNFINISHED BUSINESS:

a. Conservancy Goals/Projects 2024:

- Key Fob – There was discussion as to how the new Key Fobs would be distributed amongst the Community. Last time they were sent via mail, but problems arose as individuals said they never received them (months later).

A recommendation was given that there be a few evenings reserved at the Meeting House for unit owners to come and get their Key Fobs. They would sign their name upon receipt.

- Pool Road Renovations – It was agreed that the Butler Proposal is providing the best option for the road renovation.

There was also a recommendation that rocks be added for additional parking for attendees of the Pickle Ball/Tennis Court. The area to place the rocks is right beyond the entry way, past the chains on the left.

Brian motioned to approve the \$26,849 (plus tax) proposal from Butler. Louis seconded the motion. All were in favor. No one opposed and no abstentions.

- Meeting House Renovations – Meeting House Renovations are complete. Some discussion ensued regarding the following:
 - o Change in the wiring on the TV so that it goes down inside the wall. It was explained that the chimney and a ledge is in the way. An electrician will be brought in to find a way around it.
 - o Upgrade lighting to LED.
 - o Window Covering – There was discussion about window treatments as to whether they should be blinds or curtains. Pam Jones will look into the different options.
 - o Cleaning supplies – Discussion ensued on how to clean the new hardwood floors whether to use a vacuum or an industrial Swiffer. John was going to get some supplies for the immediate needs.
 - o AV System in Meeting House – The new AV System in the Meeting House has been installed and should be locked somewhere when not in use. Louis will have a Representative come to the next Board meeting to show everyone how it operates. It will take about 15-20 minutes.

- Bathroom – It was recommended to get a toilet that has a stronger pressure for a good flush. It was also discussed that the wallpaper needs to be removed and the walls painted.

b. Insurance Recommendation of “No Fishing”

Chris received some complaints about the new “no fishing” rule but was able to explain that it was mandated by the Insurance Company. He was able to calm the complaints.

John motioned to move forward with the rule change. Ken seconded the motion. All were in favor. No one opposed and no abstentions.

7. NEW BUSINESS

No new Business discussed

8. COMMITTEE REPORTS:

Included in Board Packet

9. EXECUTIVE SESSION:

None

10. NEXT BOARD MEETING:

May 29, 2024, at 7:00 PM.

11. ADJOURNED:

Meeting was adjourned at 8:13 pm. John motioned to adjourn the Meeting and Brian seconded the motion.

Respectfully Submitted by,
Regina Sanchez