

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: February 2, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on February 2, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Dianna Lysak, President; Eric Boisvert, Vice President, Nancy Cooper, Secretary, and Mark Kubera, Residential Management Corporation in person. Rich Lindblom, Treasurer & Judy Chapman, Director, attended remotely.

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:05 p.m

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve January 5, 2017 minutes. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- There were no unit owners present for public speak time.
- Windsor Locks First selectman, Chris Kervick, was in attendance. He was invited to attend to discuss the contract with All American Waste (AAW).
- Chris Kervick said that the contract with AAW cannot guarantee there will be no damage if garbage cans are left in front of the garages. Dianna Lysak stated that putting the garbage cans in Meadow Lane is not feasible.
- Chris Kervick said there is nothing in the contract regarding where pick up will take place, other than curbside. Curbside is not defined. He was unaware of AAW request for the Woodlands to pay an additional \$150 per month for non-curbside pickup.
- It was agreed that the association will paint strips 3 feet in front of the garages to remind owners where to put garbage cans. If the owner does not put the garbage cans and recycle cans side by side, AAW will not be required to pick them up. The driver is not required to get out of the truck when doing pick up.
- Chris Kervick will follow up with George Roberts of AAW. Mr. Kervick will let Mark Kubera know the result of that conversation.

**FINANCIAL REPORTS:**

- The January 31, 2017 financials were discussed.
- Dianna Lysak asked what the bill from Mark Marone was for. He replaced the photo cells in lights.
- Nancy Cooper moved to approve the financials and was seconded by Eric Boisvert. The January financials were approved unanimously.

**ACCOUNT BALANCES AS OF 2/2/2017:**

First National Bank of Suffield Operating a/c	\$ 29,702.83
First National Siding Sweep	\$ 16,709.73
WLFED CU- OPER Cash	\$ 25.00
WLFCU 18M .50% CD 3/10/2017	\$ 26,889.51
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 86,858.20
First National Bank of Suffield MM/Reserve	\$ 95,472.49
<b>TOTAL</b>	<b>\$ 255,657.76</b>

**COLLECTIONS:**

- There is one unit currently in collections; this is per Mark Kubera, Residential Management LLC.

**OLD BUSINESS:**

- A gap in the siding that a unit owner that had complained about has been fixed.
- Patio furniture had been abandoned by the road which resulted in some complaints. When AAW was contacted, we learned that metal is only collected the last Friday of the month. The patio furniture has been collected.

**NEW BUSINESS:**

- Unit 37 had water damage. Per Mark Kubera, the association's insurance will cover damage from the leak. The unit owner is responsible for fixing the plumbing and personal possessions. The total loss is approximately \$10,600. The unit owner insurance paid \$4,500, and the unit owner paid \$500. The association has two options for paying the remainder of the claim.

Option 1: submit a claim to the insurance company

Option 2: the association will pay out of the operating budget

After much discussion, Rich Lindblom moved that the association pay the remainder of the claim out of the operating budget. Eric Boisvert seconded the motion. There were 4 votes in favor. Dianna Lysak abstained.

The board moved to executive session from 7:20pm to 7:38pm.

There will be no March meeting of the board of directors. The spring walk about will need to be held in May.

The next meeting will be Thursday, April 6, 2017 at Residential Management, 110 Mountain Road, Suffield, CT at 6pm.

At 7:43 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Nancy Cooper. The vote to adjourn was unanimous.

*Nancy Cooper*

2017 Woodlands Association of Windsor Locks, Secretary